

2 Rose Terrace, Lake Lane, Barnham
Bognor Regis, West Sussex, PO22 0AG
£325,000 - Freehold

Glyn-Jones



Ground Floor First Floor

Total Area: 1454 ft² ... 135.1 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jm 2024



Glyn-Jones and Company are delighted to offer for sale this well presented spacious family house with over 1176 sqft of accommodation, which is situated within an off road position and has been modernised throughout by the current vendor.

The accommodation to the ground floor comprises; an extended hallway, a spacious lounge, a full width modern fitted kitchen/diner, a conservatory with access to a utility/WC. To the first floor there is a landing leading to three bedrooms with built-in wardrobes and recently fitted bathroom. In our opinion, the property is presented in very good clean decorative order throughout following many home improvements by the current owner and also benefits from gas fired central heating and double glazing.

Externally, there is an enclosed rear garden which is laid to paving, a lawn with a decked area. The garden also benefits from an external water tap and is fully enclosed with an access gate. To the rear there is a 21'5 x 13'0 detached garage/workshop which has double doors to each end and benefits from power and light. The front garden is laid to lawn with surrounding hedges and a fo

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



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 01903 739000
littlehampton@glyn-jones.com

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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Barnham offers a range of local shops, public houses, schools and mainline railway station providing links to Arundel and Chichester within 10 minutes (approx.) and direct routes to London Victoria, Brighton, Portsmouth and Southampton.

Nearby is Fontwell racecourse and to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival. Barnham is situated between cathedral city of Chichester which offers a comprehensive shopping precinct with many fashionable restaurants, cafes and bars and festival theatre and the historic town of Arundel. The area to the north offers beautiful walks and cycle tracks over the South Downs National Park.



Property Information

Council Tax Band - A
Energy Efficiency Rating - TBC
Tenure – Freehold

We recommend you have this verified by your legal representative at your earliest convenience.



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