

8 Oriel Close, Barnham West Sussex, PO22 0HN £650,000 - Freehold

Glyn-Jones



Total Area: 2026 ft² ... 188.2 m² (Includes Garage & Garden Storage / Excludes Eaves Storage)

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

PROPERTY INFORMATION

Council Tax Band - F

Energy Efficiency Rating - D

Tenure – Freehold

Private Road Charge £90 per annum.

Each resident are equal shareholders within a limited company.

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

WITH OVER...



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

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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Glyn-Jones and Company are delighted to offer for sale this well-presented, extended four bedroom detached 'chalet style' bungalow which is sitting on almost a quarter of an acre plot and set in a corner position of a highly regarded 'private' cul-de-sac close to Barnham Village.

The property offers spacious and versatile accommodation which to the ground floor comprises; an entrance hall with stairs to the first floor and cupboards beneath, a cloakroom, two double bedrooms. a dual aspect sitting room with fireplace and patio doors leading out to the garden and a door leading to a study. Further accommodation to the ground floor includes; a modern fitted kitchen with an extensive range of base and eye level units, work tops and a breakfast bar. There is also an integral eye-level double oven and grill (replaced 2023), and a gas hob with an extractor over and a fridge/freezer (replaced Dec 2023), a separate utility room, and a triple aspect dining room with access to the garden as well as delightful views overlooking the garden. To the first floor there are two further bedrooms, a shower room and a bathroom. Both bedrooms benefit from access to eaves storage. In our opinion, the property is presented in very good clean decorative order throughout following many home improvements over the years by the current vendor. Attributes to note include gas fired central heating and double glazing.



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Barnham offers a range of local shops, 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.

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.

Barnham primary school and St Philip Howard High School are both in easy walking distance.



Externally to the rear there is a private and secluded SOUTH facing garden, which is surrounded and screened by mature trees, shrubs and flower borders with the remainder being mainly laid to lawn. The rear garden benefits from a large patio area with a feature fixed timber framed gazebo to one side, which is ideal for entertaining/alfresco dining. The gardens surround the property to all sides, where there is a shingled area with a shed which again is screened by trees, shrubs and bushes.

To the front there is a large driveway providing extensive off road parking and a detached double garage with a pitched roof providing an excellent storage space. The garage benefits from two electric roll doors and a personal door to the garden. To the right of the garage, there is a timber office which has been insulated and has Wi-Fi, power and light.

Viewing is strongly advised.



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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