

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



Crab Apple Cottage Highground Lane

Barnham, PO22 0BT

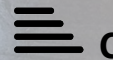
£395,000

Nestled in a charming semi-rural location, this modern detached character flint-fronted house offers a delightful blend of comfort and potential. The attractive entrance porch leads to the hallway with useful storage cupboard, opening onto the bright modern open-plan kitchen / living / dining room with bay window and patio doors to conservatory, with patio doors to secluded rear garden. Located on the ground-floor, the main bedroom benefits from built-in wardrobe and spacious ensuite bathroom with separate shower. The ground-floor accommodation benefits from tiled flooring throughout. The first-floor accommodation includes good-sized landing with ample storage and versatile space for a study or home office; second double bedroom and stylish family bathroom. One of the standout features of this property is the potential to extend (subject to planning consent). Outside the property, parking is available for 4/5 vehicles to the side of the property; pleasant seating area to the front and gate access to the rear garden with lawn and patio. Situated in a sought-after area, this house benefits from a rural outlook and views, providing a serene and peaceful atmosphere, whilst having the advantage of amenities, shops, schools, mainline train station and bus routes in Barnham Village. Tenure - freehold. Council Tax Band - D. EPC - TBC.

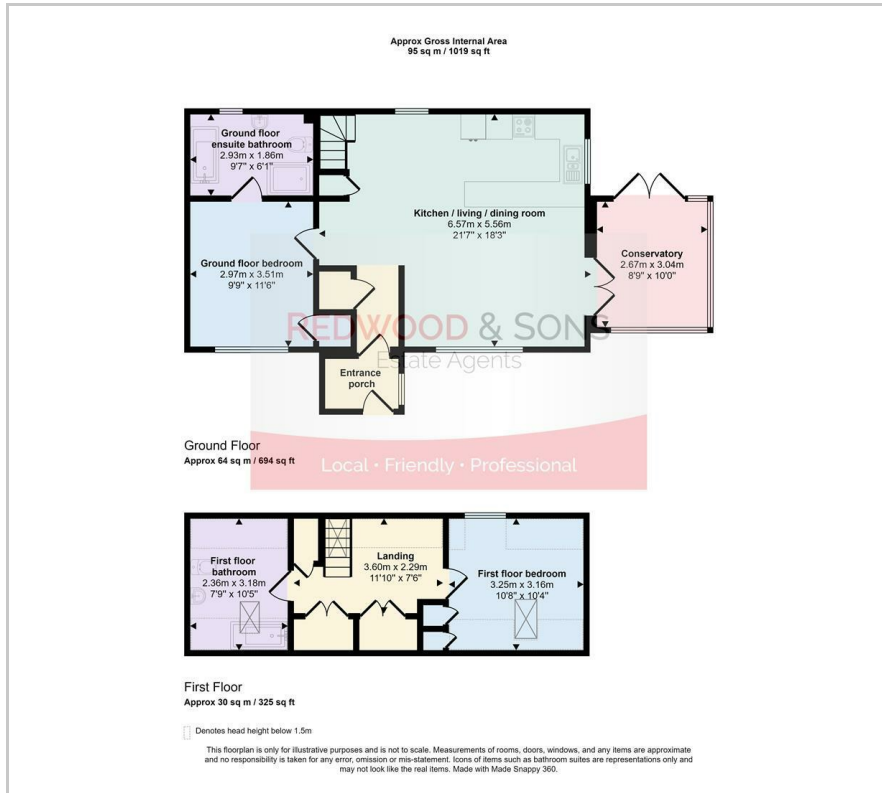
- Semi-rural location
- Detached character property
- Two double bedrooms
- Two bathrooms (one ensuite with separate shower)
- Open-plan kitchen / living / dining room
- Conservatory
- Parking for 4/5 cars
- Secluded garden
- Potential to extend subject to planning consent
- Close to Barnham Village amenities, shops, schools, mainline train station & bus routes

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



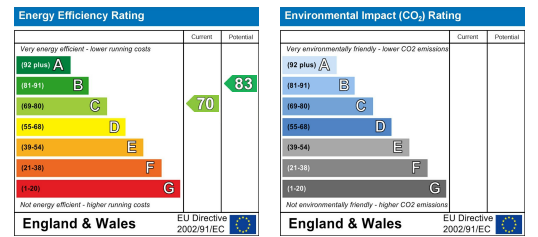
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Barnham Road, Barnham, West Sussex, PO22 0ES
 01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>