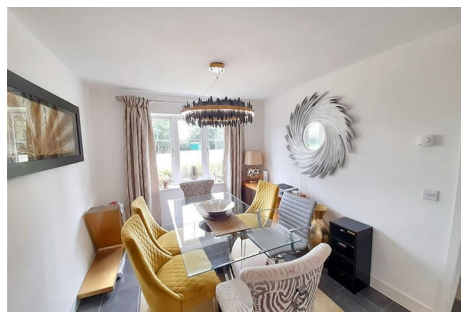


# REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



## 1 Devonshire Lane

Barnham, PO22 0FG

This delightful semi-detached house offers a perfect blend of modern comfort and stylish living. Benefits include: entrance hall with storage cupboard; downstairs cloakroom; modern fitted kitchen / dining room overlooking the front of the property, with a range of integrated appliances including double-oven, hob and extractor fan. For additional convenience the fridge / freezer, washer / dryer and dishwasher are all included. The separate spacious living room has a bay window and patio doors opening onto the rear garden. Upstairs are three good-sized bedrooms, one with ensuite shower room and two with built-in wardrobes, plus the stylish family bathroom with shower over bath. The energy efficient air source heat pump system provides underfloor heating on the ground floor ensuring warmth and comfort, while radiator heating upstairs provides a cosy atmosphere throughout. Convenience is key with parking available for one vehicle on the driveway in front of the single garage, located to the rear of the property, which has an access door to the enclosed rear garden with good-sized area of lawn, mature shrub borders and small patio. Conveniently situated at the beginning of the development, with views of the tree-lined green-space and a short walk to Barnham Village with its mainline train station, shops, schools, amenities and bus routes. EPC - B. Council Tax Band - D. Tenure - freehold.

**Asking price £450,000**

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# 1 Devonshire Lane

Barnham, PO22 0FG



- Semi-detached house
- Living room
- Downstairs cloakroom
- Close to Barnham Village shops, schools, amenities, mainline train station & bus routes
- 3 bedrooms
- Ensuite shower room
- Front & rear gardens
- Kitchen / dining room
- Family bathroom
- Garage & driveway

## Kitchen / dining room

9'0" x 19'7" (2.76 x 5.97)

## Bathroom

7'9" x 7'1" (2.37 x 2.17)

## Living room

20'6" x 13'6" (6.26 x 4.14)

## Cloakroom

3'1" x 6'11" (0.95 x 2.13)

## Bedroom 1

8'10" x 13'7" (2.71 x 4.15)

## Ensuite shower room

9'3" x 5'5" (2.84 x 1.67)

## Bedroom 2

9'1" x 11'8" (2.78 x 3.56)

## Bedroom 3

7'8" x 9'10" (2.35 x 3.00)



## Directions







# Floor Plan

Approx Gross Internal Area  
106 sq m / 1140 sq ft

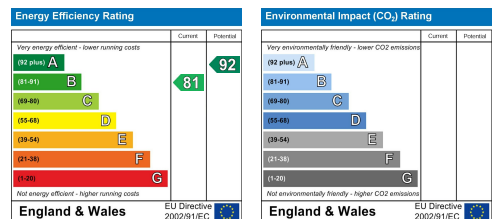


Ground Floor  
Approx 54 sq m / 579 sq ft

First Floor  
Approx 52 sq m / 561 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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  
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## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*