

# REDWOOD & SONS

## Estate Agents

Local • Friendly • Professional



## 1 Devonshire Lane

Barnham, PO22 0FG

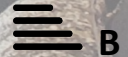
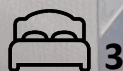
**Asking price £435,000**

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. Estate Management Charge - £450.00 per annum.

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

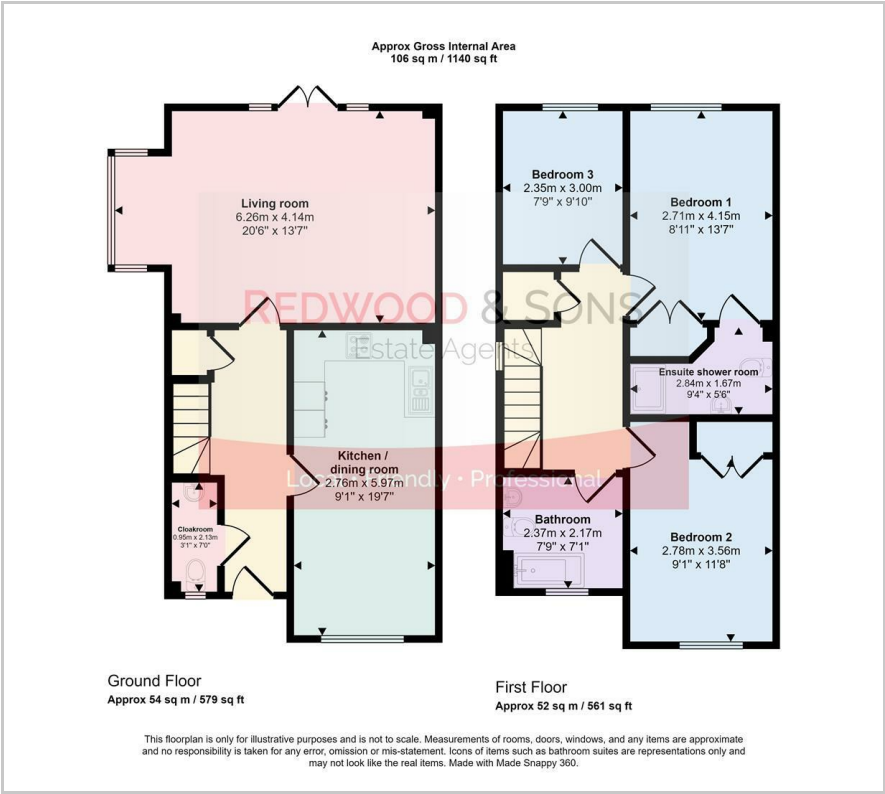
### Viewing

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





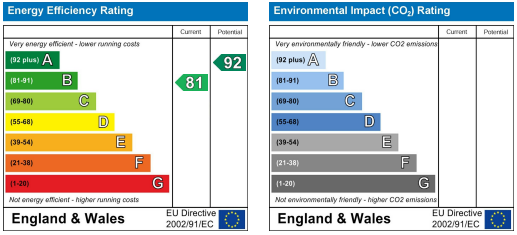
Floor Plan



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>