



## 62 Warren Way

Barnham, PO22 0LR

**£169,500**

Being sold with no chain, the split-level layout of this maisonette maximises space and functionality. The ground floor entrance opens onto the hallway with useful storage cupboards and door to bathroom with shower over bath. The first-floor accommodation includes the good-sized open-plan kitchen / living / dining room and double bedroom, both with views overlooking the front of the property. The property also benefits from an allocated parking space to the rear of the property, with the added convenience of being close to Barnham Village amenities, shops, mainline train station and bus routes. Ideal first-time buyer, downsizer or investment opportunity. Current service charge - £1,325.00 payable 1st July annually in advance. No ground rent payable. EPC - C. Tenure - leasehold - 161 years remaining. Council Tax Band - A.

- No chain
- Split-level maisonette
- First-floor double bedroom
- First-floor kitchen / living / dining room
- Ground-floor bathroom
- 161-year lease
- Allocated parking space
- Entrance hall with storage cupboard
- Close to Barnham Village with amenities, shops, main line station and bus routes

### Viewing

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



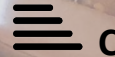
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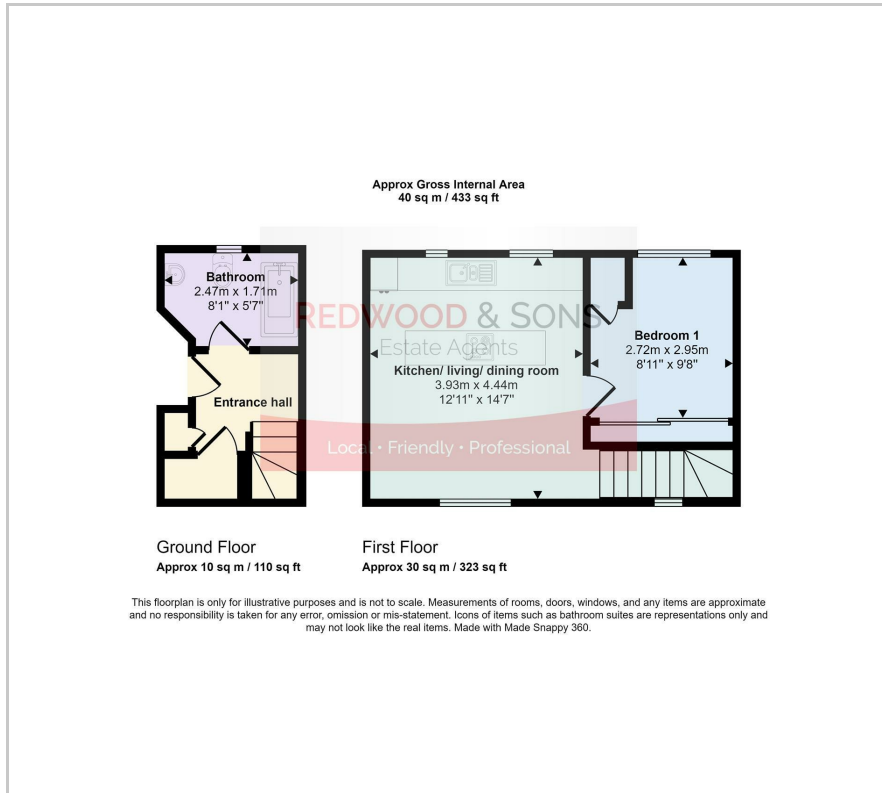


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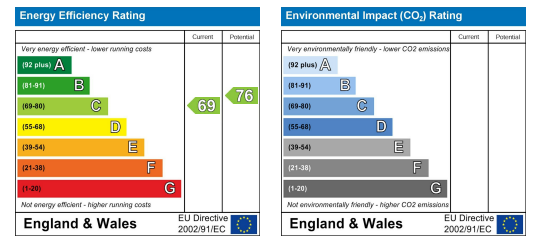
## Floor Plan



## 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.

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