



## 16 Edward Tompkins Lane

Barnham, PO22 0FH

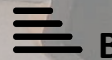
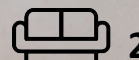
**Asking price £415,000**

This nearly new property offers a perfect blend of style and functionality with flexible accommodation over three levels. The ground-floor accommodation includes entrance hall; cloakroom; stylish fitted kitchen / dining room; living room with patio doors opening onto the rear garden. The first-floor has a second reception room or fourth bedroom, plus main bedroom suite with ensuite shower room. A further two bedrooms are located on the second floor, together with the family bathroom with shower over bath. Outside to the front is a neat area of lawn, shrub border, path to main entrance and driveway to the side of the property with parking for two cars in front of the single garage. Gate access from the driveway leads to the enclosed rear garden with good-sized area of low-maintenance artificial lawn, shrub borders, two patio areas and paved pathway. Estate management charge - £235.58. Situated close to Barnham Village amenities, schools, shops, mainline train station and bus routes. EPC - B. Tenure - freehold. Council Tax Band - D.

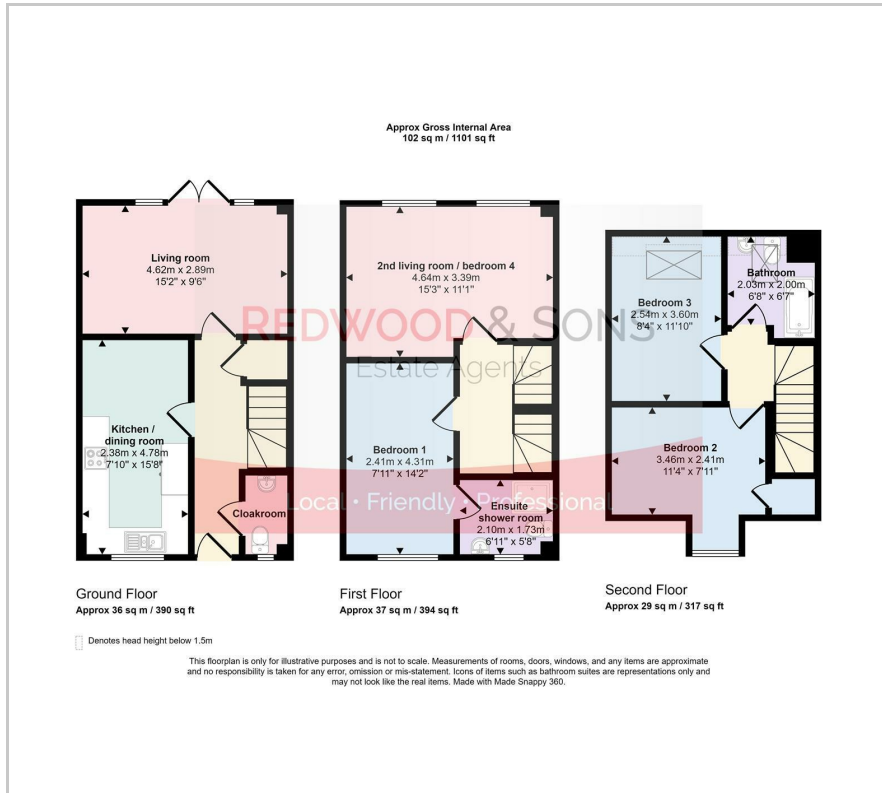
- Semi-detached house
- 3/4 bedrooms
- 1/2 reception rooms
- Kitchen / dining room
- Cloakroom
- Ensuite shower room
- Family bathroom
- Landscaped rear garden
- Garage & driveway with parking for two cars
- Barnham Village locality with shops, schools, amenities, mainline train station & bus routes

### Viewing

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



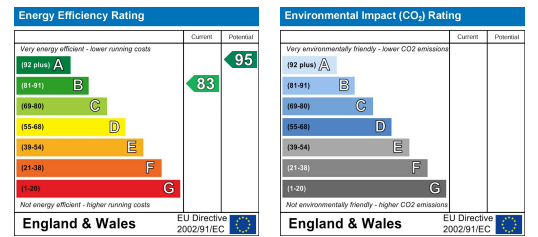
## Floor Plan



## 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.

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