



REDWOOD & SONS

## 38 Spinney Walk

Barnham, Bognor Regis, PO22 0HT

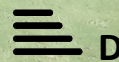
**Offers over £325,000**

VACANT POSSESSION. SEMI-DETACHED BUNGALOW IN BARNHAM. Situated in a quiet cul-de-sac this property benefits from the following accommodation: entrance porch with storage cupboard; living room overlooking the front of the property; fitted kitchen leading to utility room with plumbing and space for washing machine and tumble-dryer and access door to rear garden; two double bedrooms, both with fitted wardrobes, with one currently being used as dining room; conservatory with patio doors opening onto the rear garden; shower room. The enclosed rear garden is a particular feature of the property and has a useful heated and insulated cabin with shower room, ideal for home office / studio use, good-sized patio, sizeable area of lawn with mature shrub borders, trees, irrigation system, garden shed and rear gate access to passageway. The garage is immediately behind the rear gate in a separate block. Outside to the front is a neat area of lawn and paved path leading to the main entrance. Conveniently located a short walk to Barnham Village with its shops, schools, amenities, mainline train station and bus routes. EPC - D. Council tax band - C. Tenure - freehold.

- Chain-free
- Semi-detached bungalow
- 2 bedrooms (one currently used as a dining room)
- Fitted kitchen
- Living room
- Conservatory
- Shower room
- Utility room
- Large garden with cabin & garden shed
- Garage in separate block

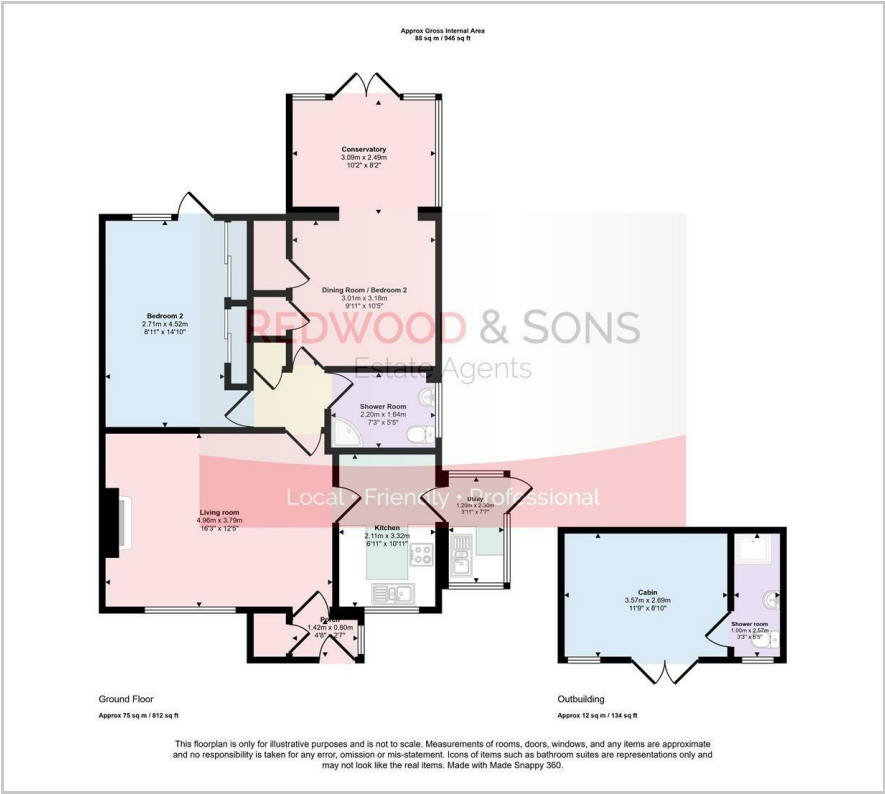
### Viewing

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





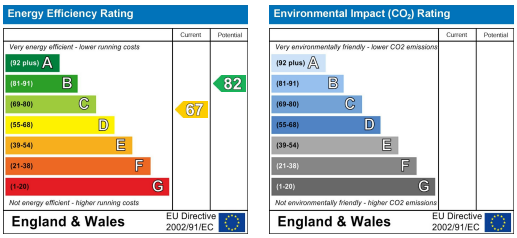
Floor Plan



Area Map



Energy Efficiency Graph



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