



25 Nightingale Lane

Barnham, PO22 0DL

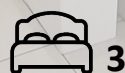
£395,000

CHARACTER FLINT-FRONTED SEMI-DETACHED HOUSE WITH PARKING & CARPORT. Situated within a small private development, this modern family home benefits from the following: generous entrance hall with two storage cupboards, spacious fitted kitchen / dining room with integrated hob, oven, extractor unit, washing machine, with plumbing for dishwasher; good-sized dual-aspect living room with patio doors to rear garden; cloakroom. The upstairs accommodation includes landing with storage cupboard, three bedrooms, one with built-in wardrobes and ensuite shower room, plus family bathroom with hand-held shower. Outside to the front is a paved path leading to the main entrance and neat shrub borders. The carport and driveway are located to the side of the property, providing parking for 3 vehicles and gate access to the rear garden which has a good-sized patio, area of lawn and garden shed. Conveniently situated a short walk to Barnham Village with its schools, shops, amenities, mainline train station and bus routes. Annual estate maintenance fees are £387.64 (2024). Tenure - freehold. EPC - B. Council Tax Band - D.

- Flint-fronted semi-detached house
- Three bedrooms
- Kitchen / dining room
- Living room
- Downstairs cloakroom
- Family bathroom
- Ensuite shower room
- Garden, carport & driveway for 3 cars
- Small private development
- Close to Barnham Village amenities, schools, shops, mainline train station and bus routes

Viewing

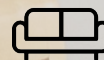
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



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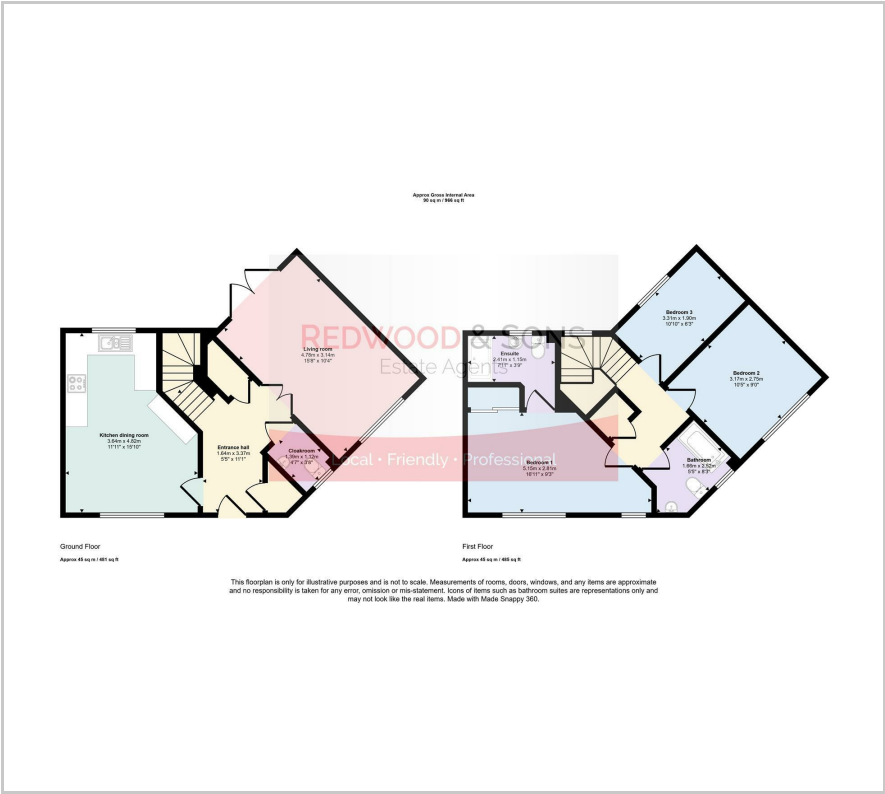


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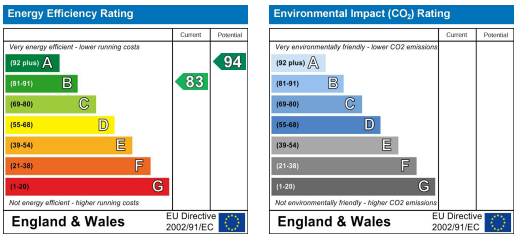
Floor Plan



Area Map



Energy Efficiency Graph



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