



25 Nightingale Lane

Barnham, PO22 0DL

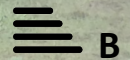
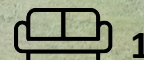
£395,000

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.

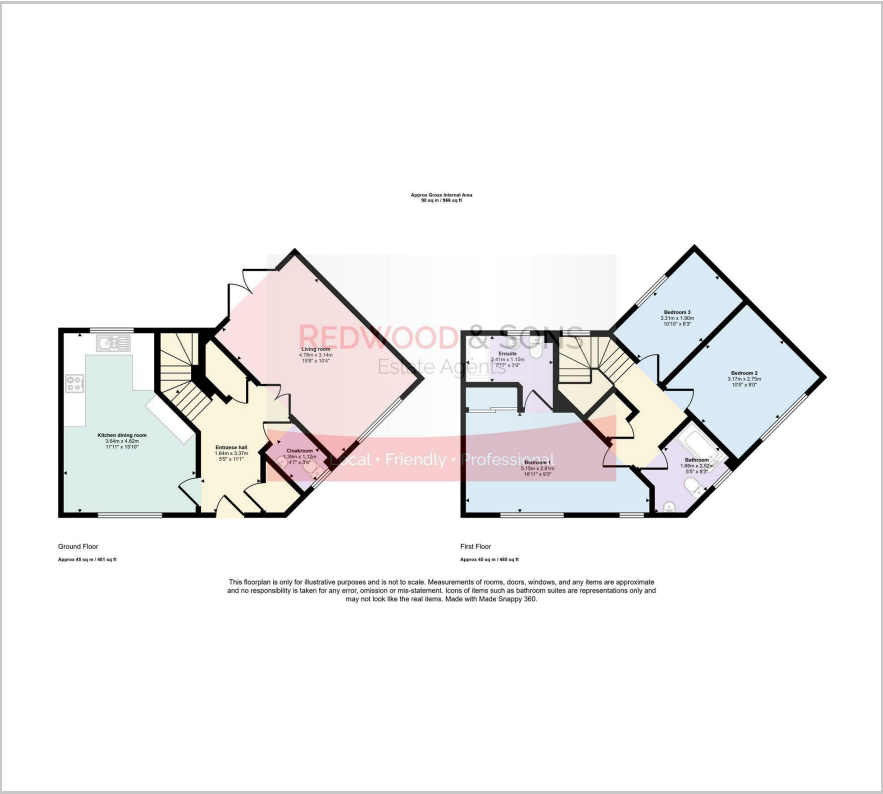
- Flint-fronted semi-detached house
- Three bedrooms
- Kitchen / dining room
- Living room
- Downstairs cloakroom
- Family bathroom
- Ensuite shower room
- Garden, carport & driveway for 3 cars
- Small private development
- Close to Barnham Village amenities, schools, shops, mainline train station and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

Viewing

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



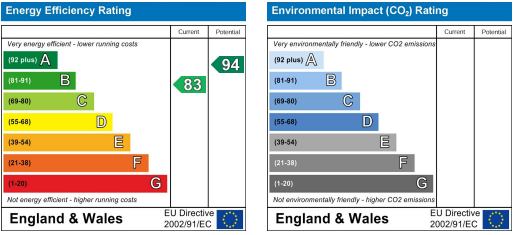
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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