



33 Gospond Road

Barnham, PO22 0EU

Offers over £450,000

SPACIOUS FAMILY HOME WITH 1-BEDROOM ANNEXE. This detached house benefits from the following accommodation arranged over three floors: ground-floor: porch; cloakroom; fitted kitchen / dining room with integrated oven, hob, plumbing for dishwasher and patio doors to rear garden; living room with further patio doors to rear garden; snug overlooking the front of the property; utility room with access door to annexe comprising living room, double bedroom and ensuite shower room. First-floor: four bedrooms, one with ensuite shower room; family bathroom with jacuzzi bath. Second-floor: two further bedrooms, one currently used as a play-room with sink unit; shower room. Parking is available to the front of the property for 3 / 4 cars and a paved path leads to the main entrance. Additional parking is available to the rear of the property accessed via double gates. The rear garden is low-maintenance with good-sized decked area, patios, gravelled seating area and garden shed. Close to central Barnham Village with its schools, shops, amenities, mainline train station and bus routes. Tenure - freehold. Council Tax Band - F (main house) - A (annexe). EPC - D.

- Detached house with 1-bedroom annexe
- Main house - 6 bedrooms - one with ensuite shower room
- Kitchen / dining room
- Living room
- Snug
- Utility room
- Family bathroom, additional shower room & cloakroom
- 1-bedroom annexe with living room & ensuite shower room
- Parking & gardens
- Barnham Village location with schools, shops, amenities, mainline train station & bus routes

Viewing

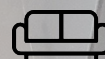
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



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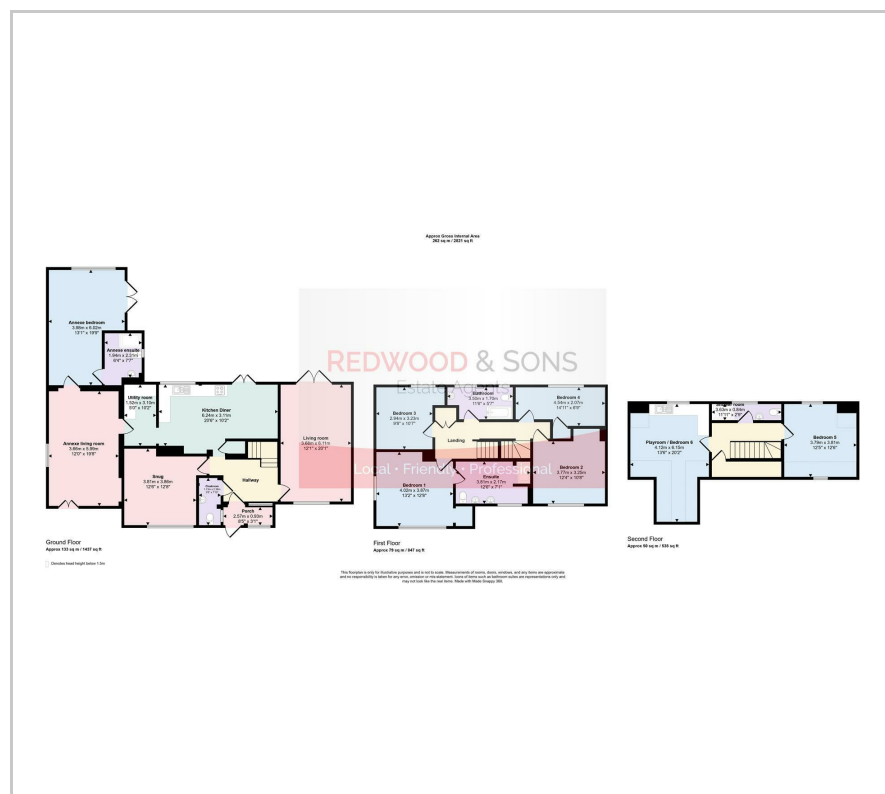


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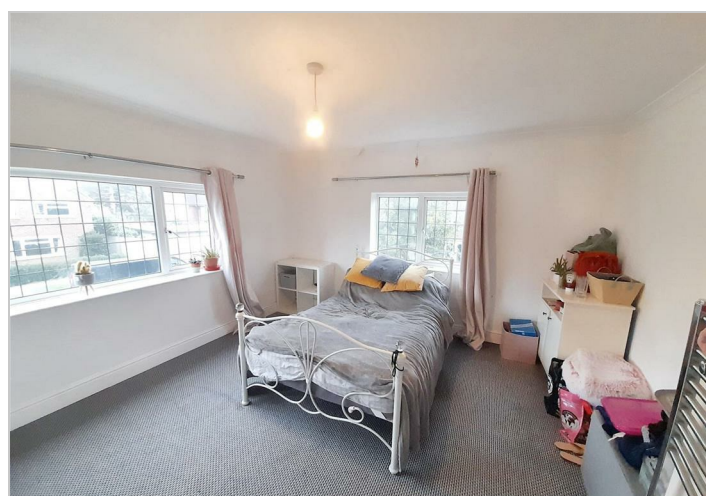
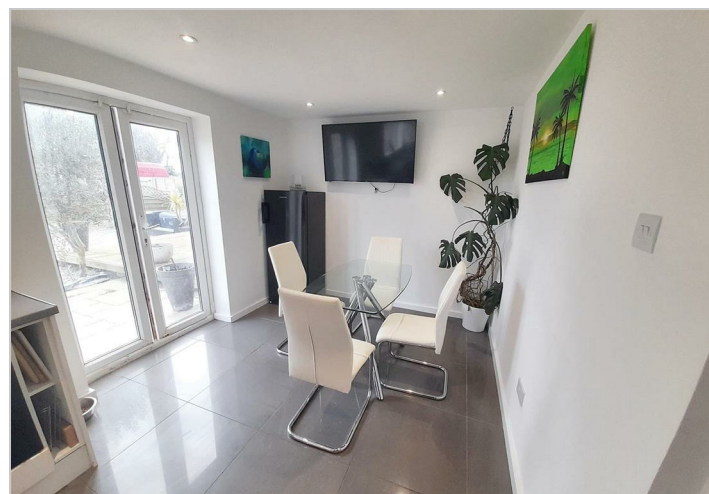
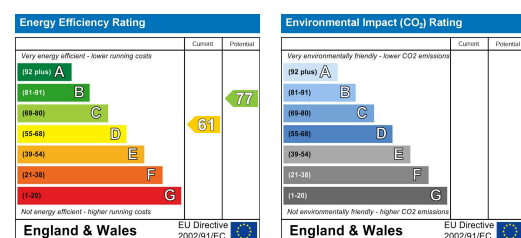
Floor Plan



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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