



Crab Apple Cottage High Ground Lane

Barnham, PO22 0BT

NO ONWARD CHAIN. Nestled in a charming semi-rural location, this modern detached character flint-fronted house offers a delightful blend of comfort and potential. The attractive entrance porch leads to the hallway with useful storage cupboard, opening onto the bright modern open-plan kitchen / living / dining room with bay window and patio doors to conservatory, with patio doors to secluded rear garden. Located on the ground-floor, the main bedroom benefits from built-in wardrobe and spacious ensuite bathroom with separate shower. The ground-floor accommodation benefits from tiled flooring throughout. The first-floor accommodation includes good-sized landing with ample storage and versatile space for a study or home office; second double bedroom and stylish family bathroom. One of the standout features of this property is the potential to extend (subject to planning consent). Outside the property, parking is available for 4/5 vehicles to the side of the property; gate access to the rear garden with lawn and patio. Situated in a sought-after area, this house benefits from a rural outlook and views, providing a serene and peaceful atmosphere, whilst having the advantage of amenities, shops, schools, mainline train station and bus routes in Barnham Village. Tenure - freehold. Council Tax Band - D. EPC - C.

£385,000

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- No onward chain
- Two bathrooms (one ensuite with separate shower)
- Parking for 4/5 cars
- Close to Barnham Village amenities, shops, schools, mainline train station & bus routes
- Detached character property in semi-rural location
- Open-plan kitchen / living / dining room
- Secluded garden
- Two double bedrooms
- Conservatory
- Potential to extend subject to planning consent

Entrance porch

11'9" x 7'6" (3.60 x 2.29)

Kitchen / living / dining room

21'6" x 18'2" (6.57 x 5.56)

Conservatory

8'9" x 9'11" (2.67 x 3.04)

Ground-floor bedroom

9'8" x 11'6" (2.97 x 3.51)

Ground-floor ensuite bathroom

9'7" x 6'1" (2.93 x 1.86)

First-floor bedroom

10'7" x 10'4" (3.25 x 3.16)

Family bathroom

7'8" x 10'5" (2.36 x 3.18)

Landing

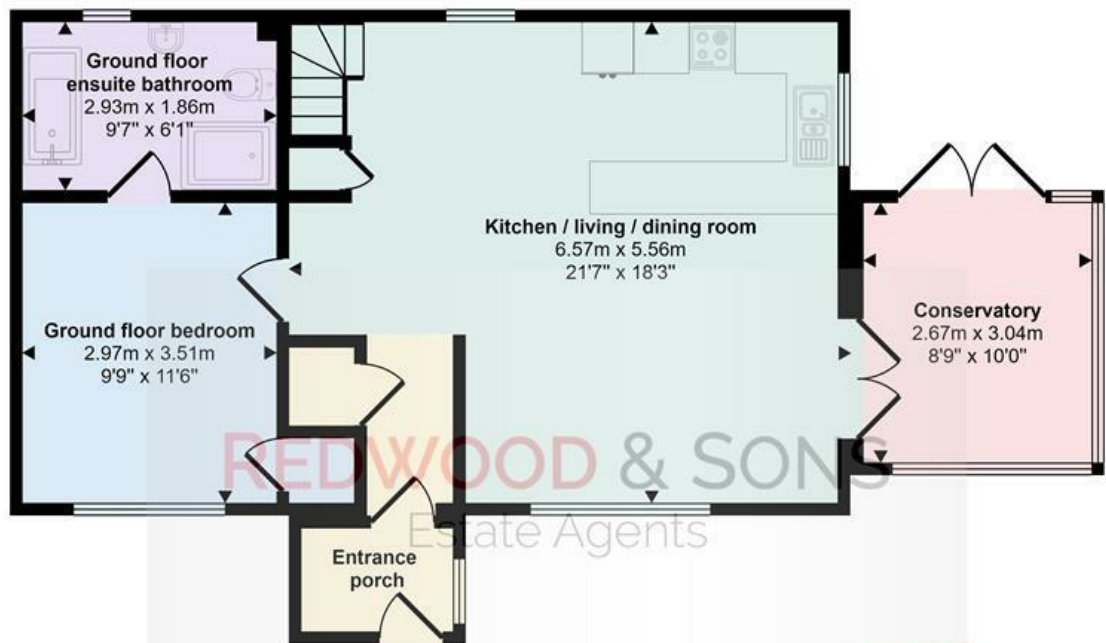


Directions



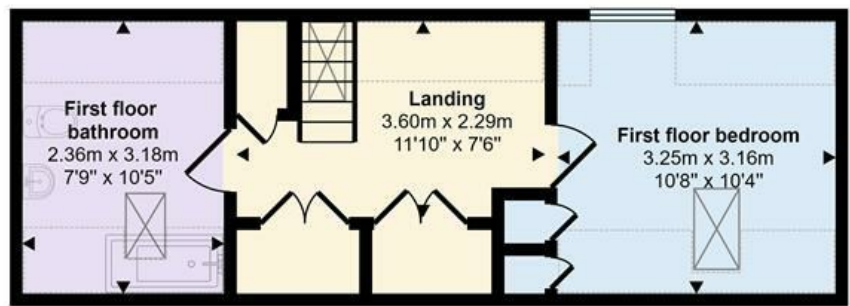
Floor Plan

Approx Gross Internal Area
95 sq m / 1019 sq ft



Ground Floor
Approx 64 sq m / 694 sq ft

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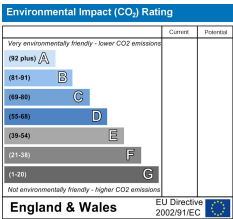
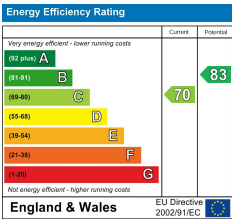


First Floor
Approx 30 sq m / 325 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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