



## Crab Apple Cottage High Ground Lane

Barnham, PO22 0BT

**£385,000**

**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.

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



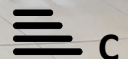
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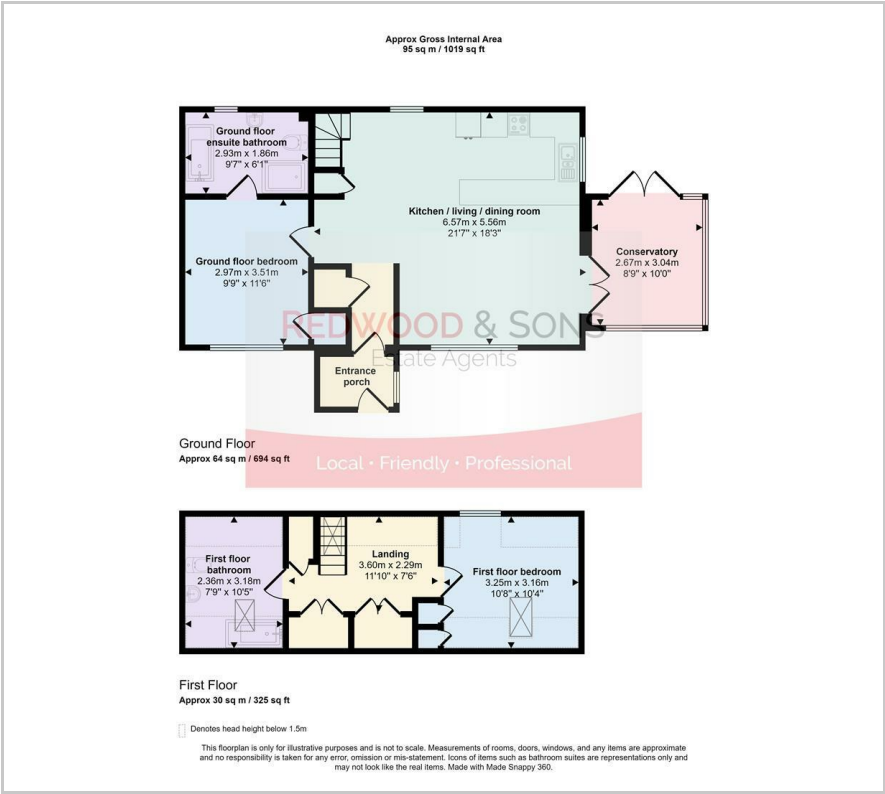
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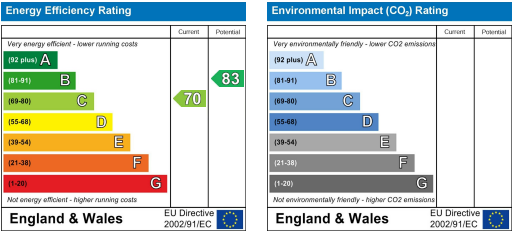
Floor Plan



Area Map



Energy Efficiency Graph



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