



8 Nursery Cottages Barnham Lane

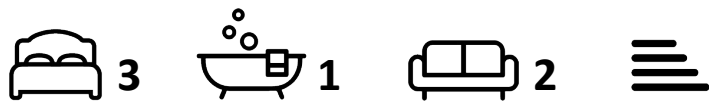
Barnham, PO22 0JJ

CHARACTER COTTAGE WITH GARDEN & PARKING. Tastefully refurbished semi-detached property benefitting from the following accommodation: entrance hall; spacious living room with feature fireplace with log-burner and patio doors to rear garden; stylish fitted beamed kitchen with range cooker, extractor unit, dishwasher and breakfast bar, opening onto beamed dining room overlooking the rear garden; utility area with plumbing for washing machine and space for tumble dryer and access door to rear garden; cloakroom; three first-floor bedrooms, all with built-in cupboards; large family bathroom with bath and separate shower. The front garden has a path to the front entrance with lawn on either side and mature shrub borders and gate access to the rear garden which houses a fully insulated outbuilding with light and power, suitable for home-office use / games room. The rear garden is a particular feature of the property with good-sized area of lawn, patio, garden shed, covered storage area and carport with private access gate. Close to Barnham Village schools, shops, amenities, mainline train station and bus routes. EPC - TBC. Tenure - freehold. Council Tax Band - C.

Asking price £445,000

8 Nursery Cottages Barnham Lane

Barnham, PO22 0JJ



- Semi-detached cottage
- Dining room
- Cloakroom
- Close to Barnham Village shops, schools, amenities, mainline train station & bus routes
- 3 bedrooms
- Living room
- Driveway & carport
- Kitchen
- Utility area
- Front & rear gardens & outside office / bar

Kitchen

12'0" x 16'5" (3.68 x 5.02)

Dining room

8'5" x 10'0" (2.57 x 3.06)

Living room

17'10" x 16'8" (5.46 x 5.09)

Utility area

5'10" x 5'8" (1.78 x 1.73)

Cloakroom

2'3" x 5'5" (0.70 x 1.66)

Bedroom 1

9'3" x 16'8" (2.84 x 5.10)

Bedroom 2

11'1" 7'9" (3.40 2.38)

Bedroom 3

6'8" x 11'1" (2.05 x 3.40)

Bathroom

14'5" x 4'11" (4.41 x 1.50)

Outside office

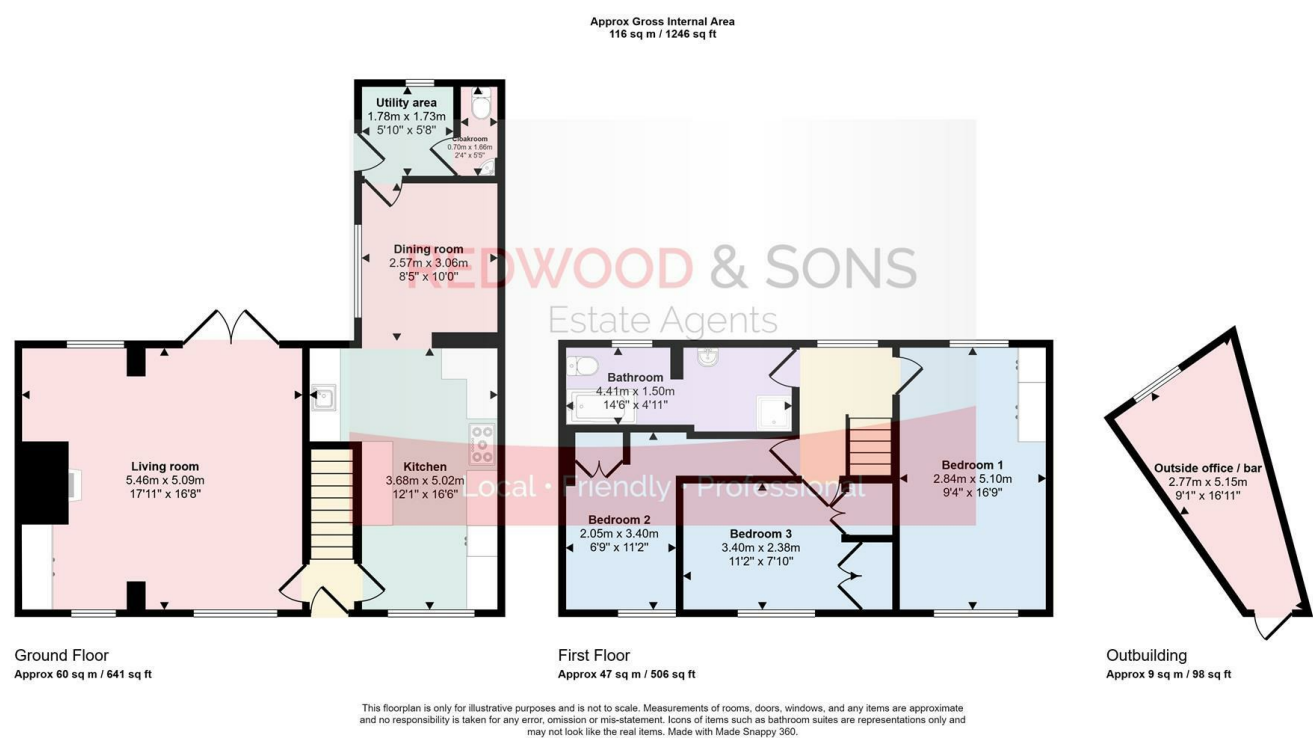
9'1" x 16'10" (2.77 x 5.15)



Directions



Floor Plan



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.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)