



## 21 Newell Crescent

Eastergate, PO20 3AW

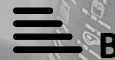
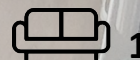
**£470,000**

IMMACULATE FAMILY HOME WITH GARAGE, PARKING & GARDENS. Situated in the popular Six Villages locality this detached house benefits from the following accommodation: entrance hall with two storage cupboards; spacious living room overlooking the front and rear of the property with patio doors to rear garden; stylish fitted kitchen / dining room with granite sink, integrated double-oven, hob, extractor unit, fridge, freezer and dishwasher; utility room with access door to rear garden; cloakroom; four good-sized bedrooms, one with ensuite shower room and three having built-in wardrobes; family bathroom with shower over bath. With a pleasant outlook to the front, the property is accessed via a path leading to the main entrance with paths either side and neat shrub borders. The driveway, which can accommodate two cars is in front of the single garage which has power and lighting. Gate access from the driveway leads to the feature south-facing rear garden which has been tastefully landscaped with area of lawn, shrub borders, sizeable block-paved patio plus large workshop. Additional benefits: security alarm; EV charging point; electric garage door. Close to schools, shops, amenities, Barnham mainline train station and bus routes. Estate management fee - £325.01 per annum. EPC - B. Tenure - freehold. Council Tax Band - F.

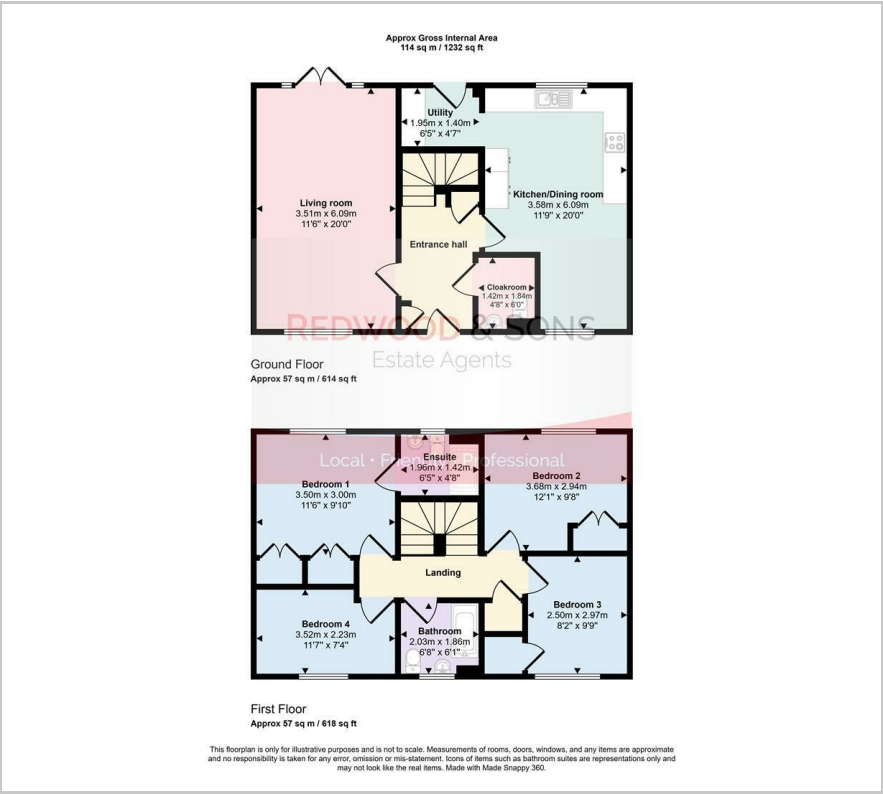
- Detached house
- 4 bedrooms
- Kitchen / dining room
- Living room
- Utility room
- Family bathroom
- Ensuite shower room
- Cloakroom
- Driveway, garage & gardens
- Close to schools, shops, amenities, Barnham mainline train station & bus routes

### Viewing

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



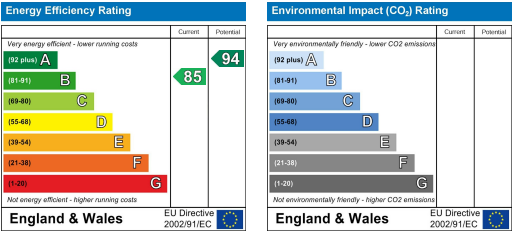
Floor Plan



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.

36 Barnham Road, Barnham, West Sussex, PO22 0ES  
01243 551122 office@redwoodandsons.co.uk https://www.redwoodandsons.co.uk