



39 Spinney Walk

Barnham, PO22 0HT

£395,000

VACANT POSSESSION. DETACHED PROPERTY WITH PLANNING PERMISSION TO EXTEND. The current accommodation includes: entrance hall; cloakroom; good-sized kitchen / breakfast room with access door to garden; spacious living / dining room with patio doors to rear garden; three bedrooms, two with built-in wardrobes; bathroom with shower over bath. Planning permission has been granted to provide a 2-storey rear extension, single-storey rear extension and single-storey side extension changing the layout of the kitchen / dining room and providing additional living / dining / family space plus ground-floor bedroom / office. The first-floor plans reconfigure the bedrooms to provide three double bedrooms with the addition of an ensuite shower room. Parking for one car is available on the driveway in front of the single garage (in a block of two garages). Additional parking is available in a large lay-by on a first-come first-served basis. There is an area of lawn to the front plus, path leading to the main entrance, with a further area of lawn to the righthand side of the property leading to the good-sized rear garden with lawn, shrubs, trees overlooking farmland and distant views of the South Downs. A short walk to Barnham Village with its schools, shops, amenities, mainline train station and bus routes. Tenure - freehold. EPC - D. Council Tax Band - D.

- Vacant possession
- Detached house with planning permission for extension
- 3-bedrooms
- Kitchen / breakfast room
- Living / dining room
- Bathroom
- Cloakroom
- Garage & driveway
- Front & rear gardens
- 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.



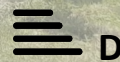
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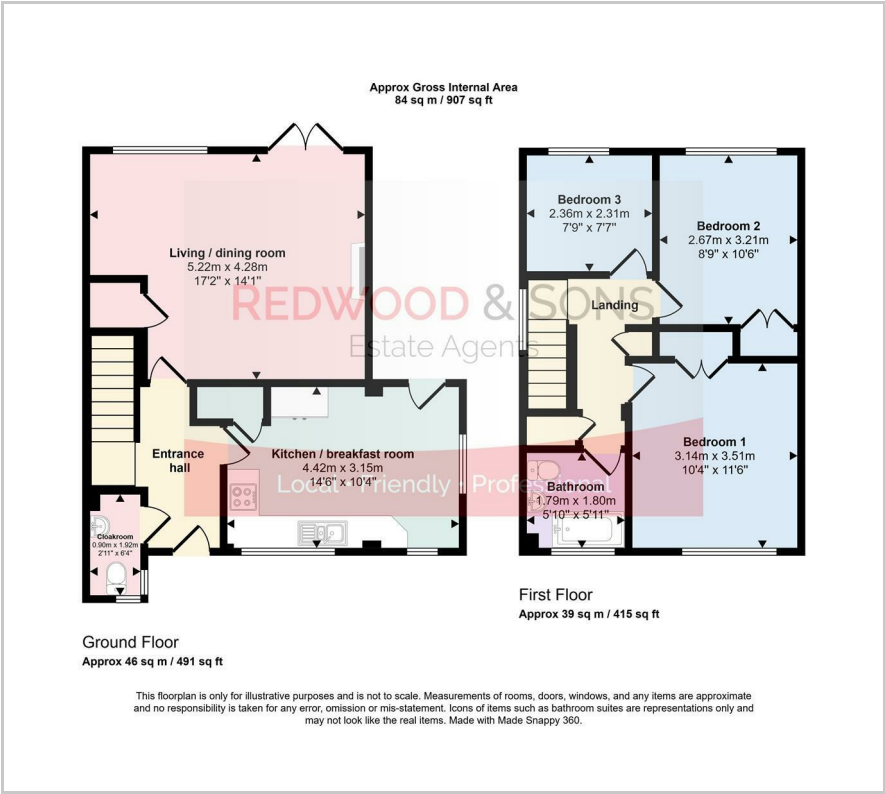


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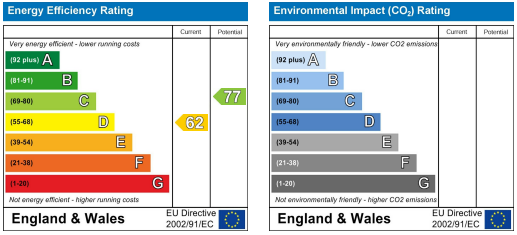
Floor Plan



Area Map



Energy Efficiency Graph



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