



49 Nightingale Lane

Barnham, PO22 0DL

Offers over £415,000

Located in Nightingale Lane, Barnham, this charming semi-detached house offers a perfect blend of modern living and convenience with three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The accommodation includes: entrance hall; good-sized living room with storage cupboard, overlooking the front of the property; inner hallway; cloakroom; stylish fitted kitchen / dining room with integrated oven, hob, extractor unit, dishwasher, new washing-machine, bay area and patio doors to rear garden. The three bedrooms are on the first-floor with the main bedroom having built-in wardrobes and ensuite shower room. The family bathroom with D-shaped bath and hand-held shower completes the remaining accommodation. One of the standout features of this property is its good-sized rear garden which can be accessed via a gate to the side of the property, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. In addition, there is a neat front garden with path to main entrance, pebbled border, one allocated parking space to the front of the property with additional parking space in front of the car-port (three spaces in total), EV charging point, plus two solar panels contributing to energy efficiency and reducing utility costs. The quiet location enhances the appeal, while being just a short walk from Barnham Village, with a variety of amenities, shops, schools, mainline train station and bus routes. Estate management fees payable twice a year - (approximately £400 per annum). EPC - B. Council Tax Band - D. Tenure - freehold.

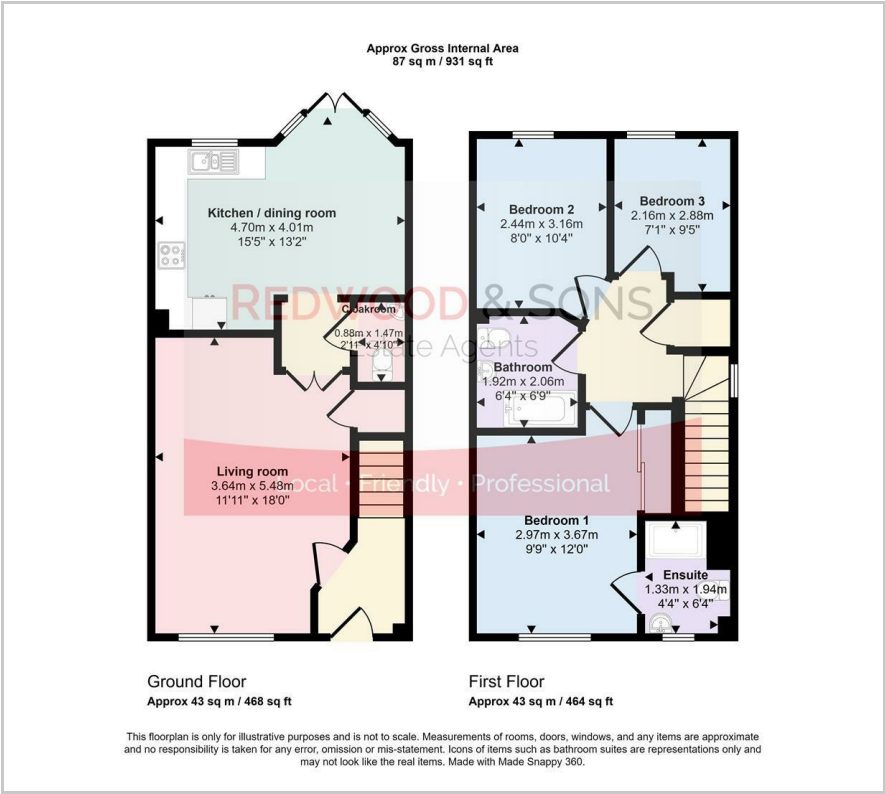
- Semi-detached house
- 3 bedrooms
- Kitchen / dining room
- Living room
- Ensuite shower room
- Family bathroom
- Cloakroom
- Carport & two allocated parking spaces
- Rear garden
- Close to Barnham Village amenities, shops, schools, mainline train station and bus routes

Viewing

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



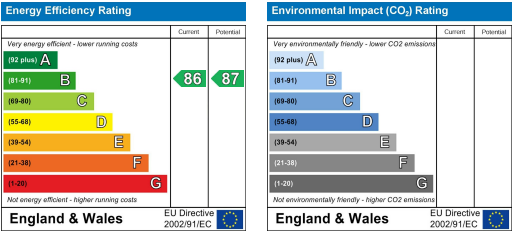
Floor Plan



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.

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