



12 The Cedars

Barnham, PO22 0EZ

GARAGE & PARKING. This end-terrace house is an excellent opportunity for families or individuals seeking a comfortable home in a convenient location. Benefits include: entrance hall; cloakroom; spacious living room with useful storage cupboard and bay window overlooking the front of the property; good-sized fitted kitchen / dining room with integrated double-oven, gas hob, extractor unit, fridge, freezer and dishwasher, with plumbing and space for washing machine, plus patio doors to rear garden. Upstairs are three bedrooms, one with built-in wardrobes and ensuite shower-room, plus the family bathroom with shower over bath. The property has a neat front garden with pebbled and shrub borders and area of lawn, while the enclosed rear garden features two patios and lawn with path to access door to detached garage, with space for tumble-dryer, and gate access to the driveway which can accommodate two vehicles. The location is particularly appealing, as it is within walking distance to Barnham Village, with a variety of shops, schools, essential amenities, mainline train station and bus routes. Estate management fees £490.44 per annum (payable in 6-monthly instalments). EPC - C. Tenure - freehold. Council Tax Band - D.

£365,000

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- End of terrace house
- Living room
- Cloakroom
- Close to Barnham Village shops, schools, amenities, mainline train station & bus routes
- 3 bedrooms
- Family bathroom
- Garage & driveway
- Kitchen / dining room
- Ensuite shower room
- Front & rear gardens

Kitchen / dining room

9'2" x 15'3" (2.80 x 4.66)

Bathroom

5'9" x 7'11" (1.77 x 2.42)

Living room

15'3" x 11'8" (4.65 x 3.57)

Cloakroom

4'3" x 3'1" (1.32 x 0.94)

Bedroom 1

9'1" x 10'0" (2.78 x 3.06)

Ensuite

8'9" x 4'9" (2.67 x 1.46)

Bedroom 2

11'8" x 8'0" (3.57 x 2.45)

Bedroom 3

8'4" x 6'7" (2.55 x 2.03)



Directions



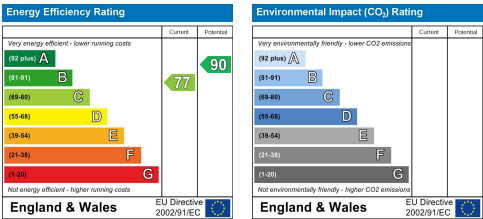
Floor Plan

Approx Gross Internal Area
78 sq m / 840 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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)