



## Sunrays Highground Lane

Barnham, PO22 0BS

In a sought-after quiet location, this extended semi-detached house offers a delightful blend of modern living and classic comfort with accommodation over three floors. The spacious ground-floor accommodation includes: entrance porch; hallway; living room with feature fireplace and bay window overlooking the front of the property; good-sized modern fitted kitchen with a range of integrated appliances, range cooker, larder and patio doors opening onto rear garden seating area; dining room with log burner and further patio doors to rear garden, plus cloakroom. The current owners have thoughtfully converted the original garage into a practical storage area at the front and a utility room at the back, which includes a convenient access door to the side of the property. The first-floor accommodation includes: three double bedrooms with wardrobes, one with ensuite shower room and boarded loft space with lighting; stylish family bathroom with free-standing bath and separate shower. The fourth double bedroom with eaves storage and ensuite shower room are located on the second-floor. The rear garden is a particular feature of the property having been tastefully landscaped with an area of lawn, several patio / seating areas, mature shrub borders, trees and greenhouse perfect for relaxing or entertaining family and friends. Parking for up to three vehicles is available on the gravelled driveway at the front of the property which has an EV charging point and gate providing access to the rear garden. Easy walking distance to Barnham Village with its schools, shops, amenities, mainline train station and bus routes. Chichester, Arundel, Goodwood, Bognor Regis and Littlehampton are all a short drive away. EPC - D. Council Tax Band - E. Tenure - freehold.

**Asking price £599,000**



# Sunrays Highground Lane

Barnham, PO22 0BS



- Extended semi-detached house
- Dining room
- Cloakroom
- Driveway with parking for 3 vehicles, front & rear gardens
- 4 double bedrooms - 2 with ensuite shower rooms
- Living room
- Store
- Kitchen
- Utility room
- Family bathroom

**Porch**  
6'2" x 3'5" (1.90 x 1.06)

**Bedroom 2 - first floor**  
11'6" x 12'4" (3.52 x 3.77)

**Kitchen**  
19'1" x 11'5" (5.84 x 3.50)

**Bedroom 3 - first floor**  
9'6" x 13'5" (2.91 x 4.11)

**Dining room**  
11'6" x 14'0" (3.52 x 4.29)

**Ensuite (bedroom 3) - first floor**  
5'3" x 6'5" (1.62 x 1.96)

**Living room**  
12'4" x 16'0" (3.78 x 4.88)

**Bedroom 4 - first floor**  
9'5" x 12'9" (2.88 x 3.91)

**Cloakroom**  
4'11" x 3'0" (1.52 x 0.93)

**Bathroom**  
6'9" x 8'2" (2.08 x 2.49)

**Utility room**  
8'3" x 6'11" (2.52 x 2.13)

**Bedroom 1 - second floor**  
18'7" x 15'5" (5.67 x 4.72)

**Store**  
8'8" x 6'4" (2.65 x 1.94)

**Ensuite (bedroom 1) - second floor**  
4'5" x 9'3" (1.35 x 2.82)



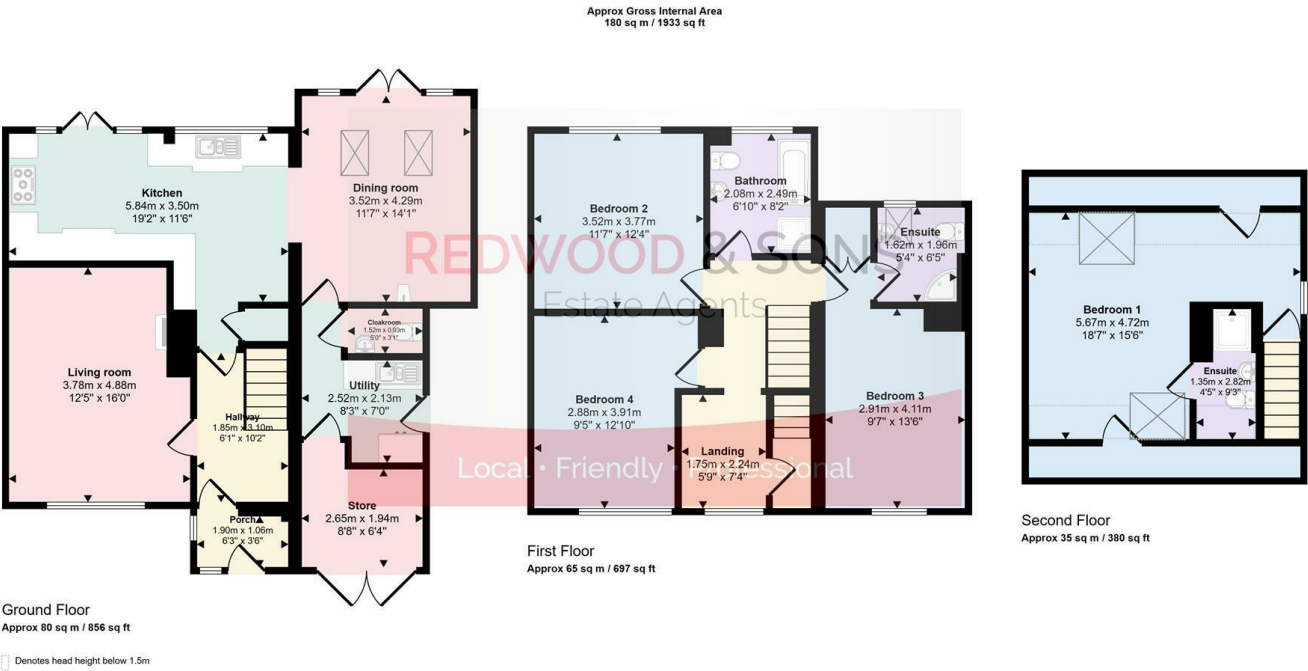
Directions



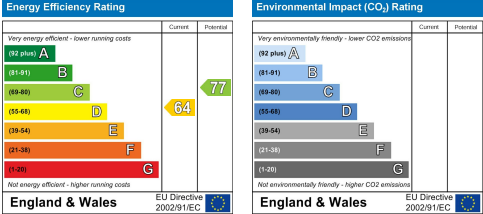




Floor Plan



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.



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

## 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)*