



38 Spinney Walk

Barnham, Bognor Regis, PO22 0HT

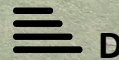
Asking price £300,000

CHAIN-FREE. GARDENER'S DELIGHT - SEMI-DETACHED BUNGALOW IN BEAUTIFUL SETTING. Not being overlooked and situated in a quiet cul-de-sac this property benefits from the following flexible accommodation: entrance porch with storage cupboard; living room overlooking the front of the property; fitted kitchen leading to utility room with plumbing and space for washing machine and tumble-dryer and access door to rear garden; two double bedrooms, both with fitted wardrobes, with one currently being used as dining room; conservatory with patio doors opening onto the rear garden; shower room. Possibility of extending the property, subject to usual planning consents. The enclosed triangular-shaped rear garden is a particular feature of the property and has a useful heated and insulated cabin with shower room, ideal for home office / studio / Air BnB use, 3 patios, pond, sizeable area of lawn with mature shrub borders, trees, including 2 apple trees, 1 pear tree, 1 plum tree, small vegetable patch, irrigation system, garden shed and rear gate access to passageway. The garage is immediately behind the rear gate in a separate block. Outside to the front is a neat area of lawn and paved path leading to the main entrance. Conveniently located a short walk to Barnham Village with its shops, schools, amenities, mainline train station and bus routes. EPC - D. Council tax band - C. Tenure - freehold.

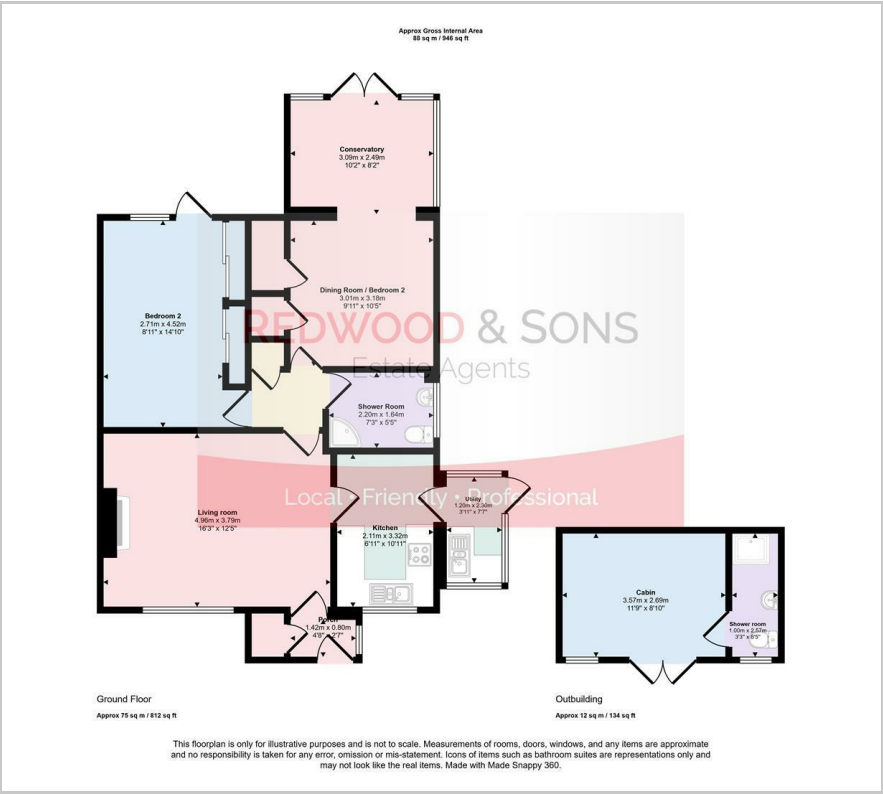
- Chain-free
- Semi-detached bungalow
- 2 bedrooms (one currently used as a dining room)
- Fitted kitchen
- Living room
- Conservatory
- Shower room
- Utility room
- Large garden with cabin & garden shed
- Garage in separate block

Viewing

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



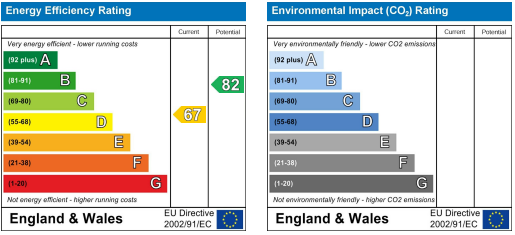
Floor Plan



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>