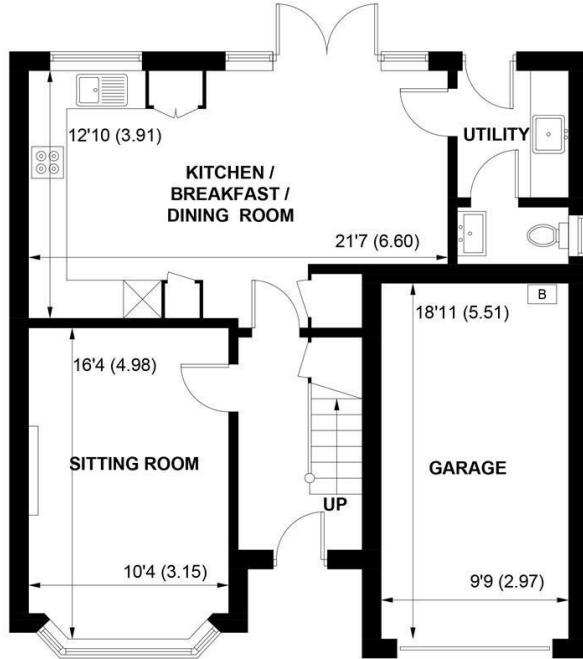




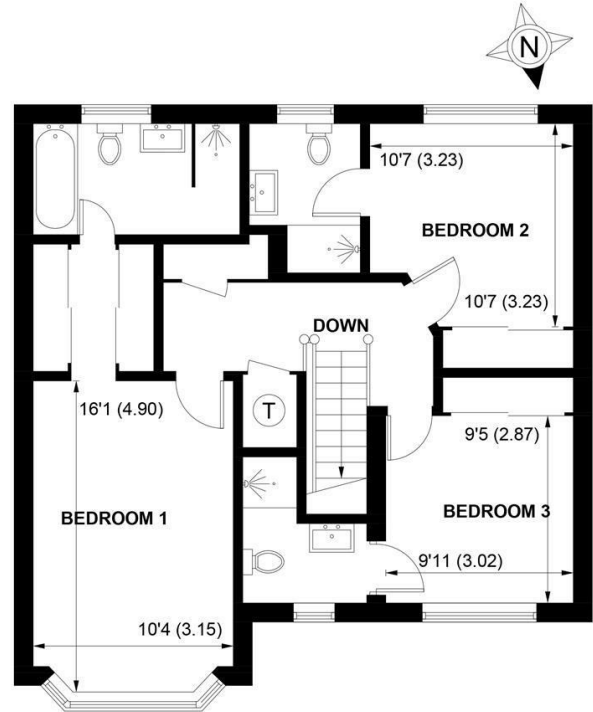
Sims Williams



38 LAPWING GROVE, BARNHAM, WEST SUSSEX, PO22 0FD



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1316 SQ FT / 122.3 SQ M

GARAGE = 178 SQ FT / 16.5 SQ M

TOTAL = 1494 SQ FT / 138.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£1,895 PCM

38, LAPWING GROVE,
BARNHAM,
WEST SUSSEX, PO22 0FD

- Detached Family House
- Bright & Spacious
- Family Kitchen/Breakfast/Dining
- Separate Sitting Room
- Utility & Cloakroom
- Three Double Bedrooms with En Suite
- South Facing Rear Garden
- Driveway & Garage
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = E

Lapwing Grove is a bright, spacious and beautifully presented modern detached family house, known as the 'Oxford Lifestyle', built by Redrow approximately 6 years ago.

Situated within easy reach of Barnham Village with its shopping facilities, excellent local schools and mainline train station with frequent trains to London. There is a convenient pathway that leads from the development to Barnham Village, a short 10 minute walk.

The ground floor provides generous accommodation with a spacious sitting room with feature bay window and remote controlled electric fire with surround, whilst the open plan family kitchen/breakfast/dining area provides generous living space for the family, with patio doors opening onto the rear garden.

The stylish kitchen area is fitted with a range of cream fronted units with granite work tops, integrated appliances which include 4-ring gas hob with extractor over, eye-level double oven, integrated fridge freezer and having ample space for dining table and chairs.

There is a separate utility room with space and plumbing for washing machine and tumble dryer and door to side. Door leading into a ground floor cloakroom which has a white WC and washbasin.

On the first floor there are 3 good sized double bedrooms. The master bedroom with en suite bathroom, featuring a bath and separate shower cubicle along with a dressing area. Both other bedrooms have en suite shower rooms.

Outside the south facing rear garden has been thoughtfully landscaped with a large limestone patio area suitable for alfresco dining and entertaining, awning canopy, a pergola and a summer house. There is a circular shaped lawn area having raised flower beds to either side which are fully stocked with attractive plants and shrubs along with various trees including an Almond tree which flowers a pink blossom.

To the front there is an attractive plant bed under the window, with lawn area and driveway to the side which provides off road parking for two cars and gives access to the integral garage with up and over door, power and light.

Directions

From Barnham Village centre, proceed northwards along Lake Lane. The entrance to the development will be found on the right hand side opposite Park Road. Upon entering the development turn right and then follow the road round to the left. Lapwing Grove is the first turn on the left hand side..

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

