

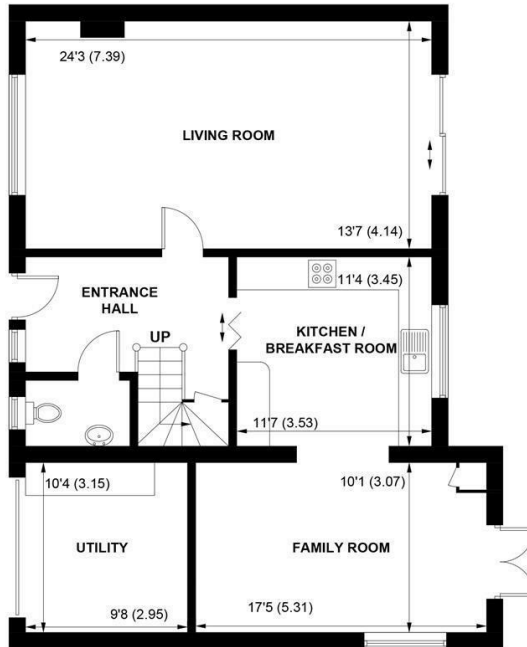
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Sims Williams

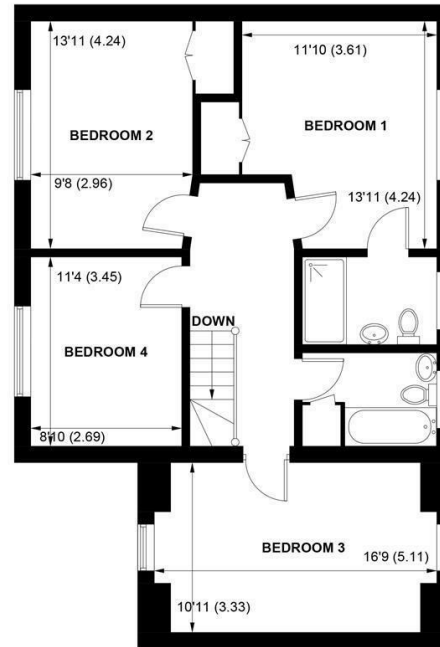


1 THE OLD BAKERY, LAKE LANE, BARNHAM, PO22 0AD





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1733 SQ FT / 161 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
Produced for Sims Williams

£595,000 Freehold

1 THE OLD BAKERY, LAKE LANE,
BARNHAM,
PO22 0AD

- Detached Family House
- Very Well Presented Throughout
- Dual Aspect Living Room
- Large Kitchen/Diner
- Cloakroom & Utility Room
- 4 Double Bedrooms
- En Suite & Family Bathroom
- Low Maintenance Garden
- Driveway Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = E

This very well presented house is located in a popular location within easy walking distance of the amenities in Barnham village including schools, shops and mainline railway station.

Accommodation comprises entrance hallway with cloakroom and stairs to the first floor.

Bright and spacious dual aspect living room with feature fireplace and patio doors out to the rear garden.

The large kitchen/dining room is fitted with an excellent range of modern Shaker style units with integrated appliances and opening into the generous dining area which in turn opens out onto the patio.

There is also a separate store room/utility with space and plumbing for washing machine and tumble drier.

Upstairs there are 4 double bedrooms, 2 of which have built in wardrobes. The principle bedroom has an en suite shower room and there is also a modern family bathroom.

Outside the split level rear garden has

been hard landscaped with some mature shrub borders. There is access down both sides of the house and to the front there is a small lawned area and driveway parking.

It should be noted that the garage has been converted to provide the utility room and dining room, and therefore the front part is now for storage only.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From our office at 5 Maple Parade, Walberton proceed eastwards and at the mini roundabout turn right onto Yapton Lane. Just before the level crossing turn right into Lake Lane. The property will be found on the right hand side after approx 1.5km.

