

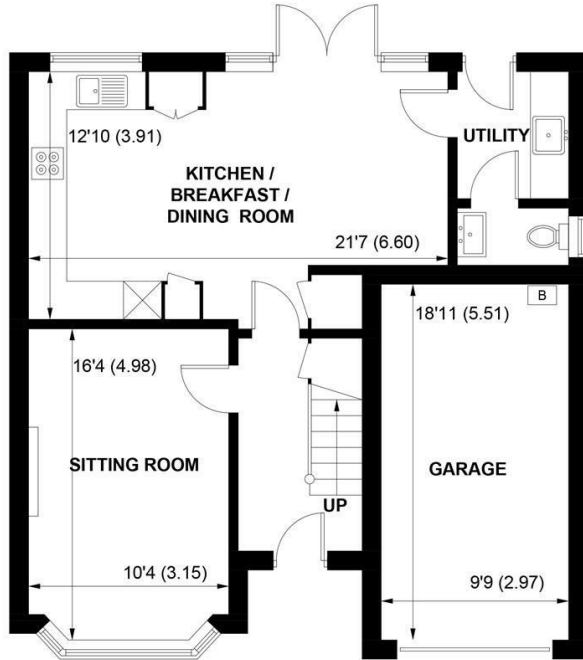
The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font in gold color on a dark blue background.

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

£515,000 Freehold

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

- Detached Family House
- Bright & Spacious
- Beautifully Presented Throughout
- Family Kitchen/Breakfast/Dining
- Separate Sitting Room
- Utility & Cloakroom
- 3 Double Bedrooms with En Suite
- South Rear Garden. Garage
- Vendors Suited

EPC RATING

Current = B

Potential = A

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 fire 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 size bedrooms with en suite bathroom to the main along with a dressing area and 2 further 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 and gives access to the integral garage with up and over door, power and light.

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 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..

