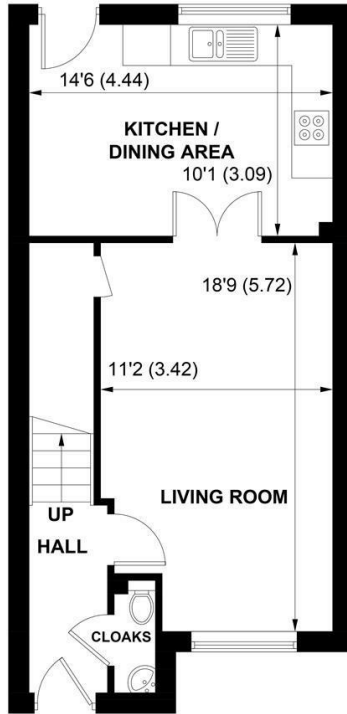


SW

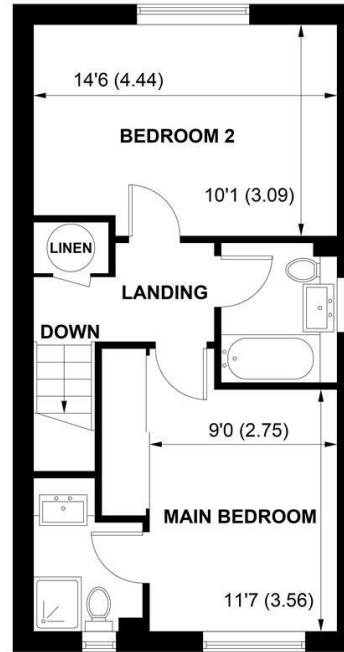
Sims Williams



10 NIGHTINGALE LANE, BARNHAM, WEST SUSSEX, PO22 0DL



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 873 SQ FT / 81.1 SQ M

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

# £350,000 Freehold

10, NIGHTINGALE LANE,  
BARNHAM,  
WEST SUSSEX, PO22 0DL

- Semi Detached House
- 2 Double Bedrooms
- En Suite & Bathroom
- Downstairs Cloakroom
- Kitchen/Dining Room
- Good Size Sitting Room
- South Facing Garden
- Carport & Driveway
- Walking Distance to Mainline Station

## EPC RATING

Current = B  
Potential = B

## COUNCIL TAX BAND

Band = C

This bright and spacious, well presented semi detached house being conveniently located close to the facilities in Barnham village and mainline railway station with its commuter links to London.

The accommodation comprises entrance hall with cloakroom having modern fitted suite with vanity wash basin and WC. Stairs leading to first floor.

There is a good size sitting room with window over-looking the front, storage cupboard and part glazed double doors leading through to the kitchen/dining room.

The kitchen area is fitted with modern units with integrated appliances, including gas hob with extractor and electric oven, washing machine, and space for fridge freezer. There is a window overlooking the rear garden with door to one side leading to outside. Ample space for dining table and chairs and tiled flooring.

From the first floor, there are two double bedrooms with the main having built in wardrobes and a modern en suite shower room with wc.

The main bathroom is a modern white suite comprising panelled bath with vanity wash hand basin with cupboards under and integrated wc. Part tiled walls and tiled flooring.

Outside the enclosed rear garden benefits from being south facing with patio area and the remainder being mainly laid to lawn with part gravelled areas to side and rear, corner raised bed, mature shrubs, storage shed and access to side.

To the front there is a car port with additional parking.

## 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 Mainline railway station proceed west along Barnham Road, bear left into Lake Lane before the bridge and take the first turning on the right into Goodacres. Nightingale Lane can be found at the end of Goodacres and the property is on the right hand side.

