

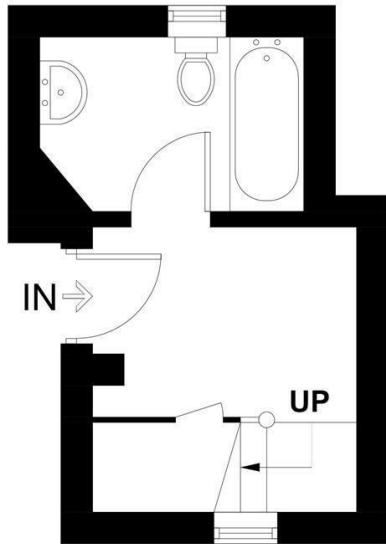
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Sims Williams

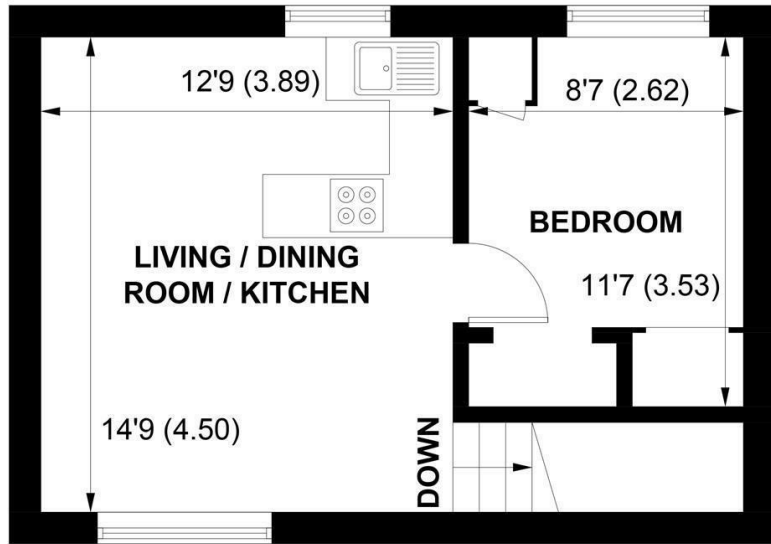


32 WARREN WAY, BARNHAM, WEST SUSSEX, PO22 0LR





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 443 SQ FT / 41.2 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©  
Produced for Sims Williams**

# £210,000 Freehold

32, WARREN WAY,  
BARNHAM,  
WEST SUSSEX, PO22 0LR

- One Bedroom House
- Own Private Entrance
- Ground Floor Bathroom
- First Floor Sitting Room
- Dining Area
- Modern Fitted Kitchen Area
- Private Garden & Parking
- Ideal 1st Purchase/Investment
- No-Chain Sale

## EPC RATING

Current = E

Potential = A

## COUNCIL TAX BAND

Band = A

A 'coach house' style 1 bedroom freehold house which would make an excellent starter home or a perfect Buy To Let investment, situated in a popular cul-de-sac location, within easy walking distance of Barnham's amenities, including mainline train station with its commuter links to London.

Benefits from having own private entrance with front door and stairs leading to first floor. There is a ground floor bathroom with white suite comprising panelled bath with shower over, pedestal wash hand basin, wc and small window.

From the first floor there is a dual aspect open-plan sitting room/dining and kitchen area.

The kitchen area comprises a modern fitted kitchen with hi-gloss fronted units, work tops, integrated electric hob with extractor over and oven under, tiled splash backs, space and plumbing for washing machine and further space for fridge/freezer.

There is a double bedroom with window and electric heater.

Outside there is a private rear garden which is enclosed by fencing, being fully paved, making it a low maintenance, manageable garden. To the front there is a small garden area with shrub. We understand there is a parking space available next to the garden.

## 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 Walberton office proceed west along The Street towards the pond and village green. Continue along Barnham Lane towards Barnham turning right into Kingsmill Road and follow the road round into Farnhurst Road, taking the second turning on the left into Warren Way. The house will be found on the right-hand side.

