

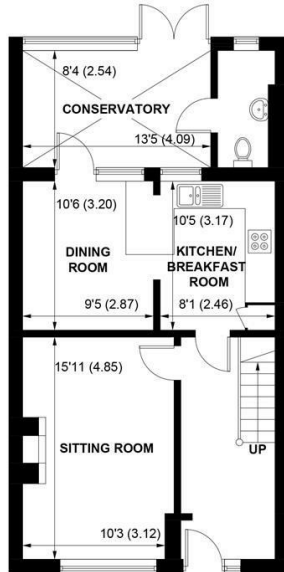
SW

Sims Williams

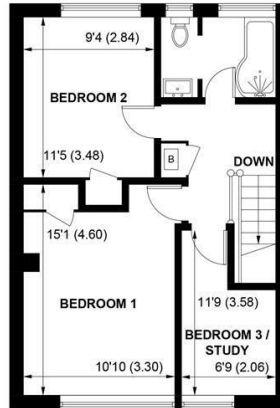


2 ROSE TERRACE, LAKE LANE, BARNHAM, SUSSEX, PO22 0AG

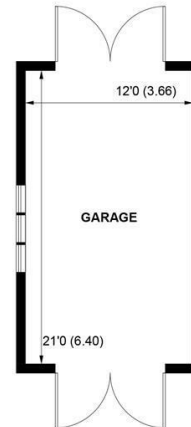




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1149 SQ FT / 106.8 SQ M

GARAGE = 252 SQ FT / 23.4 SQ M

TOTAL AREA = 1401 SQ FT / 130.2 SQ M

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

Produced for Sims Williams

£315,000 Freehold

2, ROSE TERRACE,
LAKE LANE, BARNHAM,
SUSSEX, PO22 0AG

- Extended Terrace House
- Living Room With Working Fireplace
- Generous Kitchen/Diner
- Conservatory Onto Garden
- Utility & Cloakroom
- 3 Good Size Bedrooms
- Modern Family Bathroom
- Front & Rear Gardens
- Detached Garage/Workshop

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = A

Well presented and deceptively spacious mid terrace house in a popular location within walking distance of the amenities in Barnham including shops and mainline railway station.

Accommodation comprises entrance hall and bright sitting room with working fireplace

The kitchen/diner is fitted with a good range of Shaker style units with built in oven, hob and extractor over and space for further appliances. There is a peninsula breakfast bar, ample space for dining table and chairs, and a door leading into the conservatory.

There is also a utility/cloakroom on the ground floor.

On the first floor there are 3 bedrooms, 2 of which are doubles both with built in wardrobes.

The good size bathroom has been refitted and consists of P shaped bath with shower over, wash basin and WC.

Outside the rear garden has paved, decked and gravelled areas along with lawn and raised beds. There is access to a large detached garage/workshop and a side access gate to the parking area where there is an additional parking space available to rent if required. The enclosed front garden is also laid to lawn.

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 station proceed east along Barnham Road taking the first turning on the left into Lake Lane. Take the 2nd turning right continuing into Lake Lane and continue for just under half a mile turning right into Skylark Way. Head towards Pollard Nursery and Rose Terrace will be found on the left hand side.

