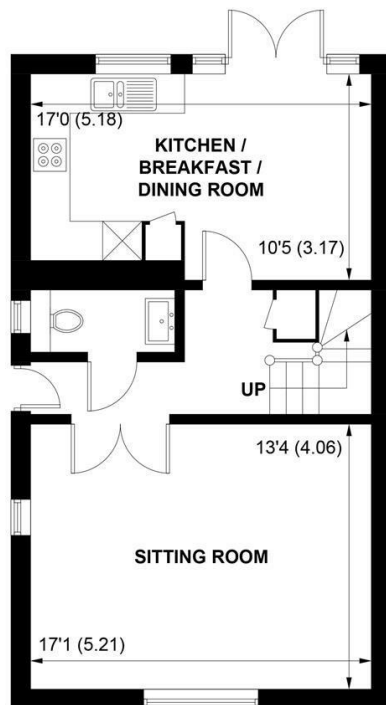




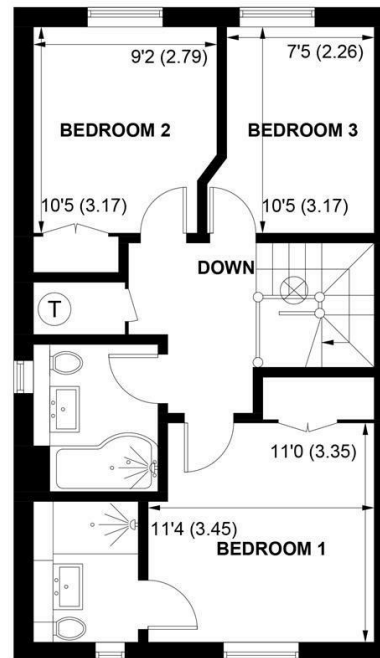
Sims Williams



24 BLOSSOM WAY, BARNHAM, WEST SUSSEX, PO22 0DZ



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1056 SQ FT / 98.1 SQ M

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

Produced for Sims Williams

OIEO £400,000

Freehold

**24, BLOSSOM WAY,
BARNHAM,
WEST SUSSEX, PO22 0DZ**

- End Of Terrace House
- 3 Bedrooms
- En Suite & Family Bathroom
- Double Aspect Sitting Room
- Kitchen/Dining Room
- Downstairs Cloakroom
- Off Road Parking
- Close to Barnham Mainline Station
- Popular Development

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = D

A bright and spacious family home built in 2017 by Crayfern Homes on the popular Fox's Furlong development in Barnham, conveniently situated in a quiet cul-de-sac, close to amenities and Barnham station. The property benefits from fitted shutters and under floor heating downstairs.

The accommodation comprises entrance hall with storage cupboard under stairs, cloakroom/wc, stairs to 1st floor, kitchen/dining room with patio doors leading to outside and a good size sitting room with double aspect.

The kitchen area is fitted with a good range of modern style two-tone units with integrated appliances including eye-level double oven, fridge/freezer, dishwasher, space and plumbing for washing machine and ample space for dining table and chairs.

From the first floor there is a spacious landing with airing cupboard and three double bedrooms, two with built-in wardrobe cupboards and ensuite shower to main.

The family bathroom is fitted with a

modern white suite with P- shaped bath with electric shower over, vanity wash basin and WC.

Outside the rear garden is mainly laid to lawn with patio area, decking area and side access. To the front, it is open with lawn areas and mature shrubs.

There is a driveway to the side with parking for two vehicles.

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 Railway Station head East and under the railway bridge along Yapton Road turning left into Blossom Way. Bear round to the left and the house will be found on the right hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

