



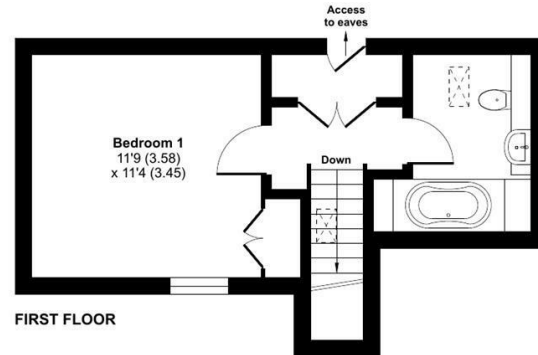
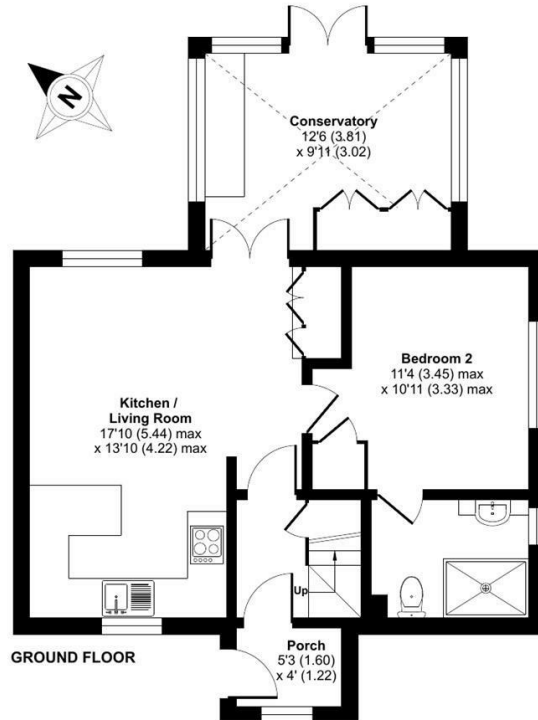
Sims Williams



PIPPIN COTTAGE, HIGHGROUND LANE, BARNHAM, SUSSEX, PO22 0BT

Approximate Area = 887 sq ft / 82.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2024. Produced for Sims Williams. REF: 1209216



WALBERTON OFFICE

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£375,000 Freehold

PIPPIN COTTAGE, HIGHGROUND LANE, BARNHAM, PO22 0BT

- Semi Rural Location
- Open Plan Kitchen/Sitting Room
- Large Conservatory
- 2 Double Bedrooms
- En Suite Shower Room
- Family Bathroom
- Good Size Garden
- Off Road Parking
- Planning Permission To Extend

EPC RATING

Current = C
Potential = A

COUNCIL TAX BAND

Band = C

Well presented semi detached cottage in a sought after semi rural location, being easily accessible to Barnham Village centre with its shopping and transport facilities including Mainline Station.

Accommodation comprises entrance porch leading to the entrance hall with stairs to the first floor, and a door leading to the open plan living area.

The open plan kitchen/sitting room has a window overlooking the front and rear garden. There are doors opening into the large conservatory which has built in storage and doors leading out to the rear garden.

The kitchen is fitted with a range of modern cream fronted units, breakfast bar and space for various free standing and integrated appliances.

The ground floor double bedroom has a built in wardrobe and en suite bathroom with suite comprising shower, integrated WC with concealed cistern and wash basin.

Upstairs there is a double bedroom with built in wardrobes, a tiled bathroom with bath with shower attachment, vanity unit with wash hand basin and WC.

Outside the rear garden is mainly laid to lawn with a patio area. There is off road parking to the front for 2 cars.

There is Planning Permission to demolish the conservatory and build a 1.5 storey extension to the rear to provide additional living space and a further first floor double bedroom. The plans can be viewed on Arun District Council's Planning Portal under reference BN/137/23/HH.

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 under the railway bridge and into Yapton Road. Take the first right into Church Lane. Continue along Church Lane turning right into Highground Lane. The development can be found on the right hand side.

