

CHARLES PECK

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36 Spinney Walk, Barnham, Bognor Regis, PO22 0HT **Guide Price £349,950**

A very well appointed detached bungalow with a large garden in this popular area of Barnham.

Entrance hall | Sitting room | Kitchen | Three bedrooms | Bathroom | Storage space | Gas central heating

Rear and side garden | Garage to the rear

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Stands on a cul-de-sac in this just out of the popular village of Barnham which has a good range of facilities, including shops, cafes and the mainline railway station with services to London Victoria. It lies about 6 miles to the east of Chichester's historic city centre. The world renowned Goodwood Estate lies a short drive to the north with much enjoyment to be had at its many motor car and horse racing events with golf enthusiasts also enjoying its two famous courses. Within Chichester city centre there are fantastic facilities including shops, restaurants, bars, pubs, The Festival Theatre, Pallant House Gallery along with a mainline railway station. Just south of the city lies Chichester Harbour, its calm and picturesque waters a heaven for sailors and water sports enthusiasts and lying at the entrance to the harbour are the sandy beaches of both West Wittering (a blue flag beach) and East Head, the latter offering well preserved sand dunes.



Entrance hall

With a built-in airing cupboard with a Vaillant gas central heating boiler. Timber flooring.

Living room 17'5 x 11'0 (5.31m x 3.35m)

With window to the rear, timber flooring and ornamental fireplace.

Kitchen 9'6 x 8'9 (2.90m x 2.67m)

Rear window and a door leading outside. Modern kitchen furniture topped with a marble effect work surface with fitted drawers and cupboard, Miele integrated ceramic hob with and a Miele oven. There is microwave on the opposite wall, and a built-in refrigerator/freezer.

Bedroom one 12'10 x 11'4 (3.91m x 3.45m)

With rear window and a built-in wardrobe.

Bedroom two 12'5 x 11'4 (3.78m x 3.45m)

With front window and a built-in wardrobe.

Bedroom three 9'9 x 8'0 (2.97m x 2.44m)

With front window and a built-in wardrobe.

Bathroom

Bath with shower above, wash basin, WC, window, tiled walls and heated towel rail.

Outside

To the front of the property is a block paved area (no vehicle access) and there is a gate opening to a pathway past the side of the house. There is a good size rear and side garden, including lawned area and extending to one side there are trees to the border. There is a gate in the fence giving access to the:

Garage (in a block) 16'0 x 8'0 (4.88m x 2.44m)

Approached via Orchard Way. It has pedestrian access to the rear of the garden.

Tenure

The property is freehold.

Council tax band

D.

General remarks

To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

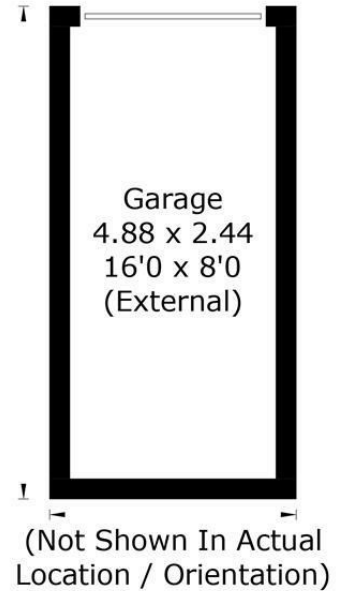
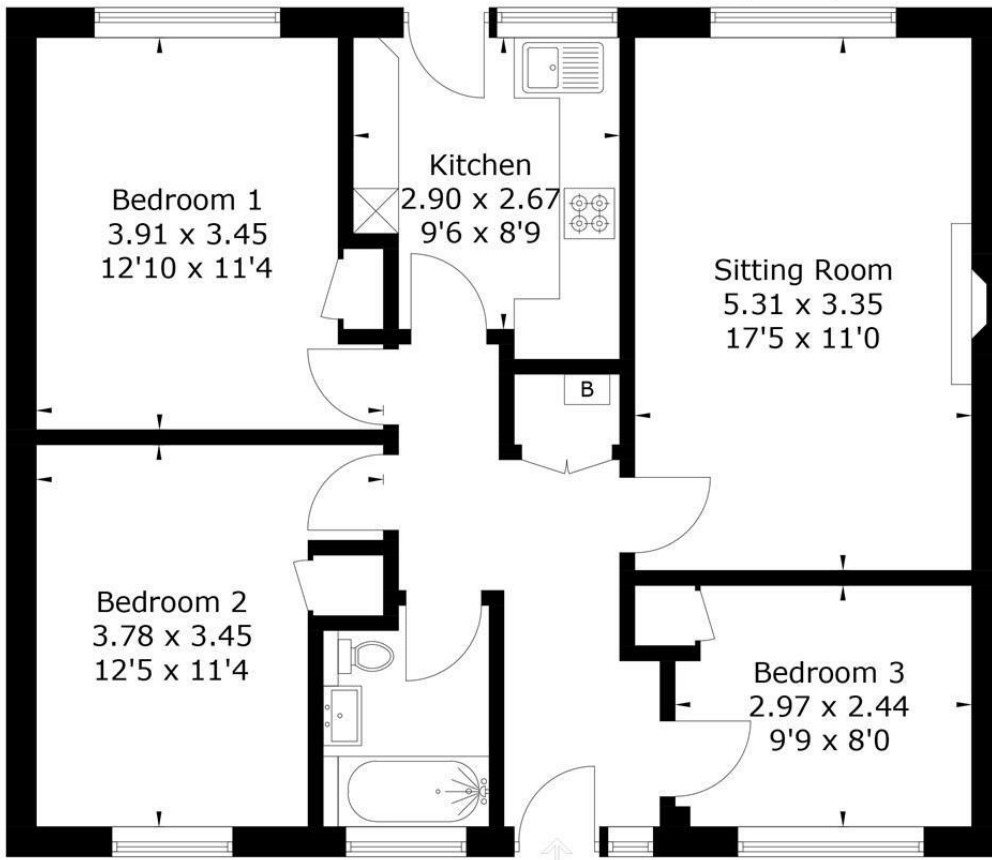
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spinney Walk, PO22

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft
Garage = 9.2 sq m / 99 sq ft
Total = 82.5 sq m / 888 sq ft



Ground Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID973207)