



Lawsons
ESTATE AGENTS

Bali Hai, Blacksmith Lane, Barnham
£270,000

Bali Hai, Blacksmith Lane

Barnham, IP24 2NE

Nestled in the heart of a sought-after village location, we are thrilled to present this three-bedroom detached bungalow to the market. The property boasts delightful mature rear gardens, conservatory, and kitchen/diner. With a shower room, separate WC, and three bedrooms, this home is ideal for families or those looking to downsize. And the best part? This property is chain-free, so you can make it your own without the hassle.

Council Tax band: C / Tenure: Freehold

Hallway

3' 7" x 6' 4" (1.10m x 1.92m)

Doors to lounge, kitchen/diner and storage cupboard, radiator and carpet flooring.

Lounge

15' 6" x 11' 0" (4.72m x 3.35m)

Window to front, radiator, carpet flooring, brick built fire surround and door to inner hallway.

Kitchen/Diner

13' 11" x 8' 10" (4.23m x 2.69m)

Windows to front and side, wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and vinyl flooring. Space for freestanding cooker with cooker hood over, further space for washing machine and fridge freezer. Doors to airing cupboard housing the hot water cylinder, boiler cupboard housing the oil fired boiler, radiator and further doors to inner hallway and rear garden.





Inner Hallway

19' 9" x 3' 2" (6.03m x 0.96m)

Doors to all bedrooms, shower room, separate WC, kitchen/diner and lounge, loft hatch, carpet flooring, radiator and window to side.

Bedroom 1

12' 9" x 10' 10" (3.89m x 3.31m)

Window to side, radiator and carpet flooring.

Bedroom 2

11' 11" x 11' 0" (3.63m x 3.35m)

Window to rear, radiator, carpet flooring and sliding patio doors to conservatory.

Conservatory

13' 3" x 7' 5" (4.04m x 2.26m)

Built on a low-level brick base with windows to all aspects, carpet flooring, electric heater and door to rear garden.

Bedroom 3

11' 11" x 8' 11" (3.62m x 2.72m)

Window to rear, radiator and carpet flooring.

Shower Room

9' 6" x 5' 8" (2.90m x 1.72m)

Window to side, large shower cubicle with electric shower over, vanity style wash basin with storage under, fully tiled walls, vinyl flooring, radiator and extractor fan.

WC

3' 1" x 5' 6" (0.94m x 1.67m)

Window to side, low-level WC, vinyl flooring and radiator.



Front Garden

The front garden is mainly laid to shingle with a selection of mature shrubs, plant boarder and pathway leading to the front door.

Rear Garden

The beautiful rear garden is mainly laid to lawn with a patio area, a selection of mature shrubs and plant boarders, timber shed and gate returning to the front driveway.

Driveway

The property offers off road parking with gated driveway leading to the single garage.

Garage

Up and over garage door to front, with power and lights connected.

Agents Note

This property falls under a band C for the local council tax and costs approximately £1,943.40 per annum for 2024/25. The property is currently going through probate, for more information please contact the office.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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