



Canario House Skylark Way

Barnham, PO22 0FA

Located in Skylark Way, Barnham, this well-presented semi-detached house offers a perfect blend of modern living and convenience. Accommodation includes: cloakroom; bright and spacious fitted kitchen / dining room with integrated hob, extractor unit, double oven, and dishwasher plus useful utility cupboard with plumbing for washing machine and patio doors leading to an outside seating area overlooking the rear garden; good-sized living room to the front of the property. Upstairs are three good-sized bedrooms, one of which features an ensuite shower room, plus separate family bathroom, complete with shower over bath. Parking is available to the front of the property for two vehicles, with a paved path leading to the main entrance and side of the property with gate access to the south-facing rear garden, which has a good-sized area of lawn, decked seating areas, garden shed and raised flower borders. Conveniently situated close to Barnham Village amenities including shops, schools, mainline train station and bus routes. Annual estate charge - £436.40. EPC - B. Tenure - freehold. Council Tax Band - D.

£415,000

Canario House Skylark Way

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- Semi-detached house
- Kitchen / dining room
- Ensuite shower room
- Close to shops, schools, amenities, mainline train station & bus routes
- 3 bedrooms
- Living room
- Family bathroom
- 2 parking spaces
- Cloakroom
- South-facing rear garden

Kitchen / dining room

16'9" x 10'6" (5.11 x 3.22)

Bathroom

6'0" x 5'1" (1.84 x 1.56)

Living room

10'0" x 14'7" (3.07 x 4.47)

Cloakroom

2'7" x 5'3" (0.81 x 1.61)

Bedroom 1

10'6" x 10'3" (3.22 x 3.14)

Ensuite shower room

6'9" x 3'8" (2.06 x 1.14)

Bedroom 2

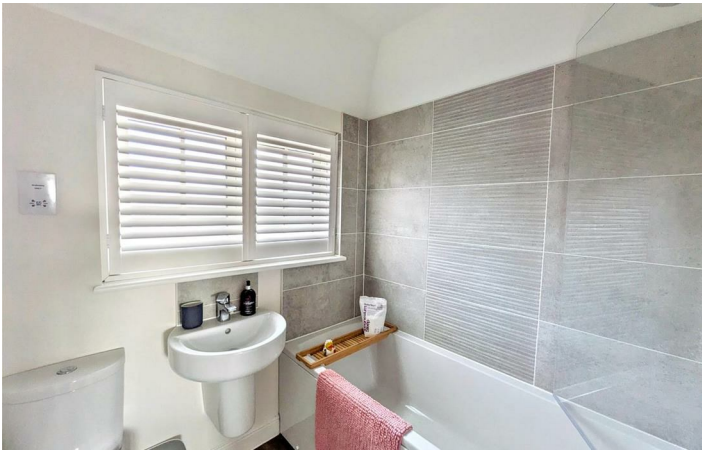
8'6" x 10'7" (2.61 x 3.25)

Bedroom 3

8'0" x 7'8" (2.46 x 2.36)

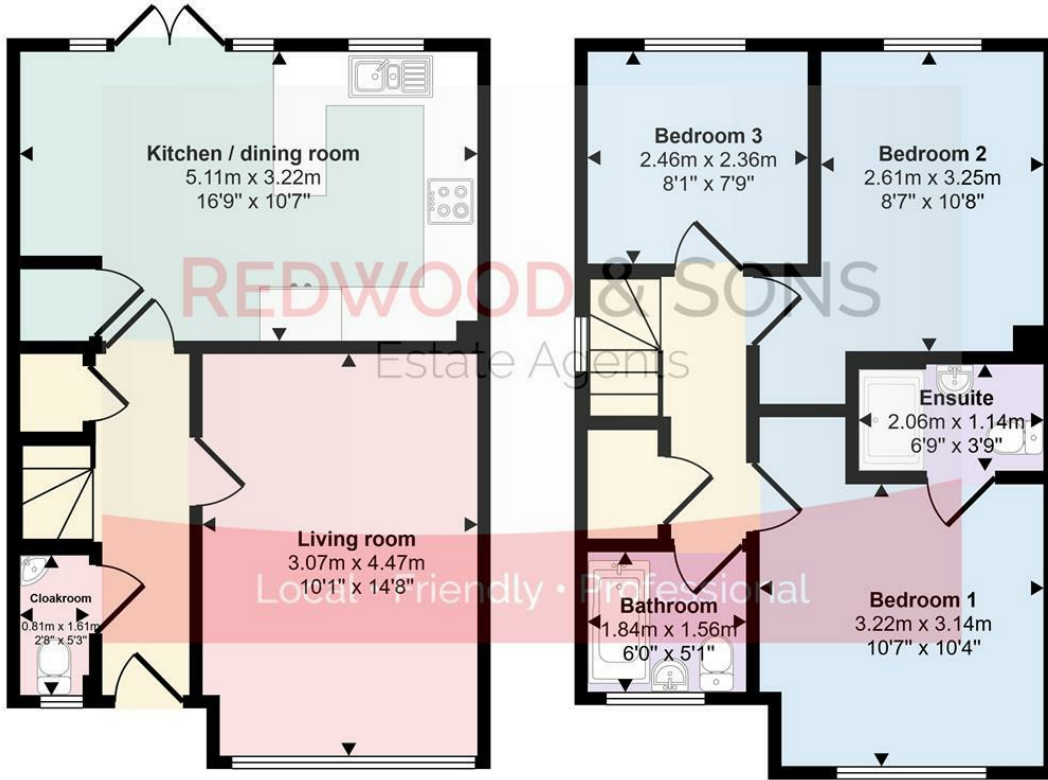


[Directions](#)



Floor Plan

Approx Gross Internal Area
78 sq m / 841 sq ft

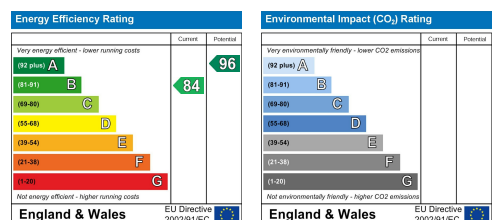


Ground Floor
Approx 39 sq m / 418 sq ft

First Floor
Approx 39 sq m / 423 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)