



11 Nightingale Lane

Barnham, PO22 0DL

Offers over £375,000

Family home in the heart of Barnham Village. Benefits include: entrance hall; cloakroom; spacious living room with bay window overlooking the front of the property, tiled flooring and useful storage cupboard; inner tiled hallway opening onto good-sized fitted kitchen / dining room with integrated double-oven, gas hob, extractor unit, dishwasher, plumbing for washing machine, tiled flooring and bay area with door opening onto covered rear garden patio and side access door; landing with two additional storage cupboards; four bedrooms, one with Juliet balcony, fitted wardrobes and ensuite shower room; family bathroom with hand-held shower. Outside to the front is an established shrub border; parking for two cars on the block-paved driveway and covered gated carport; garage with access door to rear garden. Additional access to the enclosed rear garden is via a gate from the driveway. Conveniently situated a short walk from Barnham Village with its schools, shops, amenities, mainline train station and bus routes. Estate management fees payable twice a year - approximately £380.00 per annum. EPC - C. Council Tax Band - D. Tenure - freehold.

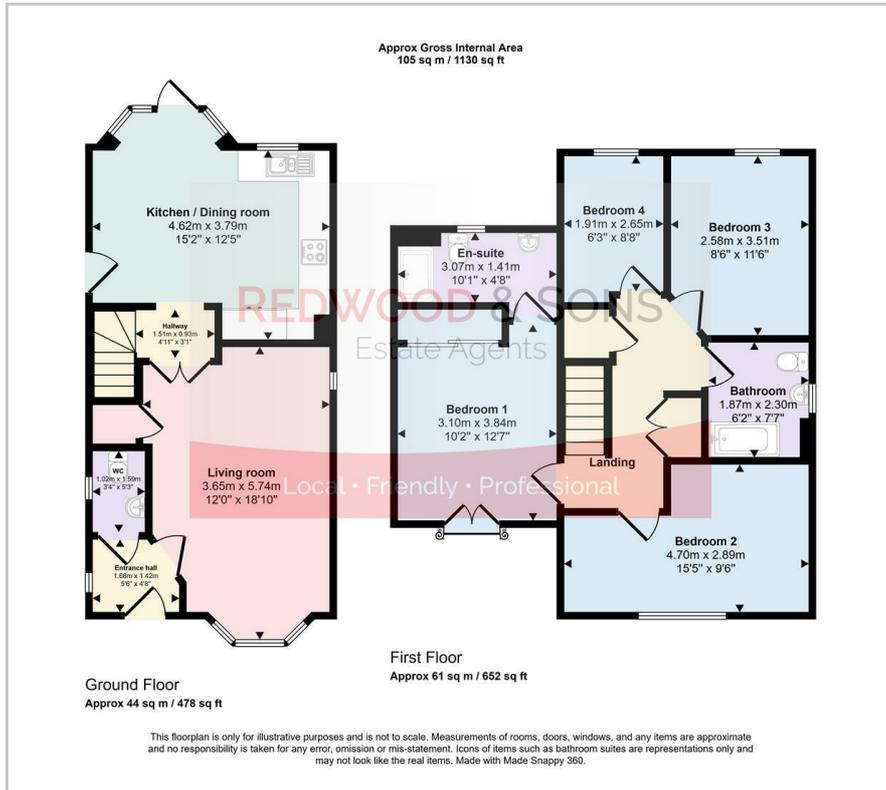
- Semi-detached house
- 4 bedrooms
- Kitchen / dining room
- Living room
- Bathroom
- Ensuite shower room
- Cloakroom
- Enclosed rear garden
- Garage, carport & driveway
- Close to Barnham Village schools, shops, amenities, mainline train station & bus routes

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



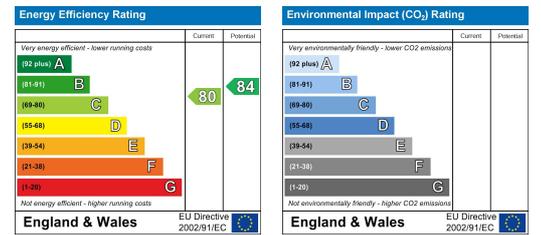
Floor Plan



Area Map



Energy Efficiency Graph



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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