



6 Kingsmead, Rymer Court

Barnham, IP24 2PY

Two-bedroom detached park home, ideally situated with stunning field views and easy access to the A134 and A14, making it perfect for those seeking a blend of tranquillity and convenience. The property boasts a spacious lounge and dining area, providing a welcoming space for relaxation and entertaining, with the principal bedroom benefiting from an en-suite for added privacy and comfort. The home features LPG gas heating to ensure warmth throughout the seasons. Additional benefits include a private driveway offering off-road parking, and a thoughtful age restriction and pet policy to maintain a harmonious community atmosphere. With its unique combination of contemporary living spaces and practical features, this property truly stands out in the local market. Opportunities like this are rare, so call now to arrange your viewing and secure your next home before it's gone.

Council Tax band: A

Tenure: Freehold

Hallway

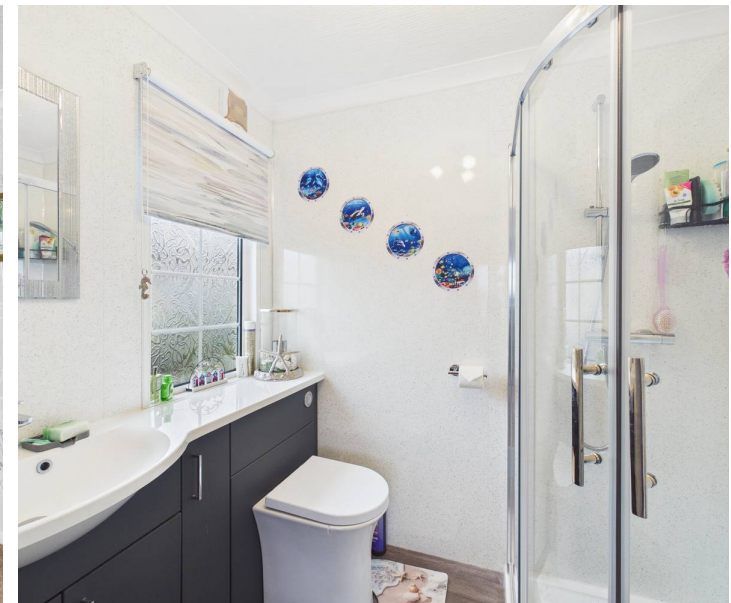
10' 8" x 2' 11" (3.24m x 0.89m)

Doors to lounge / diner, family bathroom, both bedrooms, and three storage cupboards, with radiator, and wood effect vinyl flooring.

Lounge / Diner

17' 4" x 19' 4" (5.29m x 5.89m)

Two windows to front, further window to the side, and door to kitchen, with three radiators, and carpet flooring.





Kitchen

10' 5" x 9' 4" (3.17m x 2.84m)

Window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, cupboard enclosed gas fired boiler, integrated electric oven and microwave grill, gas hob with cooker hood over, fridge / freezer, and dishwasher, with space for washing machine, with wood effect vinyl flooring.

Bedroom 1

11' 1" x 7' 9" (3.38m x 2.36m)

Window to rear, built-in wardrobes and dressing table, with radiator, carpet flooring, and door to en-suite.

En-suite

5' 0" x 6' 8" (1.52m x 2.03m)

Frosted window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with heated towel rail, and wood effect vinyl flooring.

Bedroom 2

11' 1" x 7' 11" (3.38m x 2.41m)

Window to rear, built-in wardrobes and dressing table, with radiator, and carpet flooring.

Bathroom

5' 7" x 6' 8" (1.69m x 2.03m)

Frosted window to side, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap over and vanity storage beneath, with radiator, and wood effect vinyl flooring.

Front Garden

Pathway and steps to front door, with raised flower bed planter, and brick weave driveway.

Rear Garden

Enclosed rear garden, laid to lawn and patio area, with field views to the rear. *



Parking

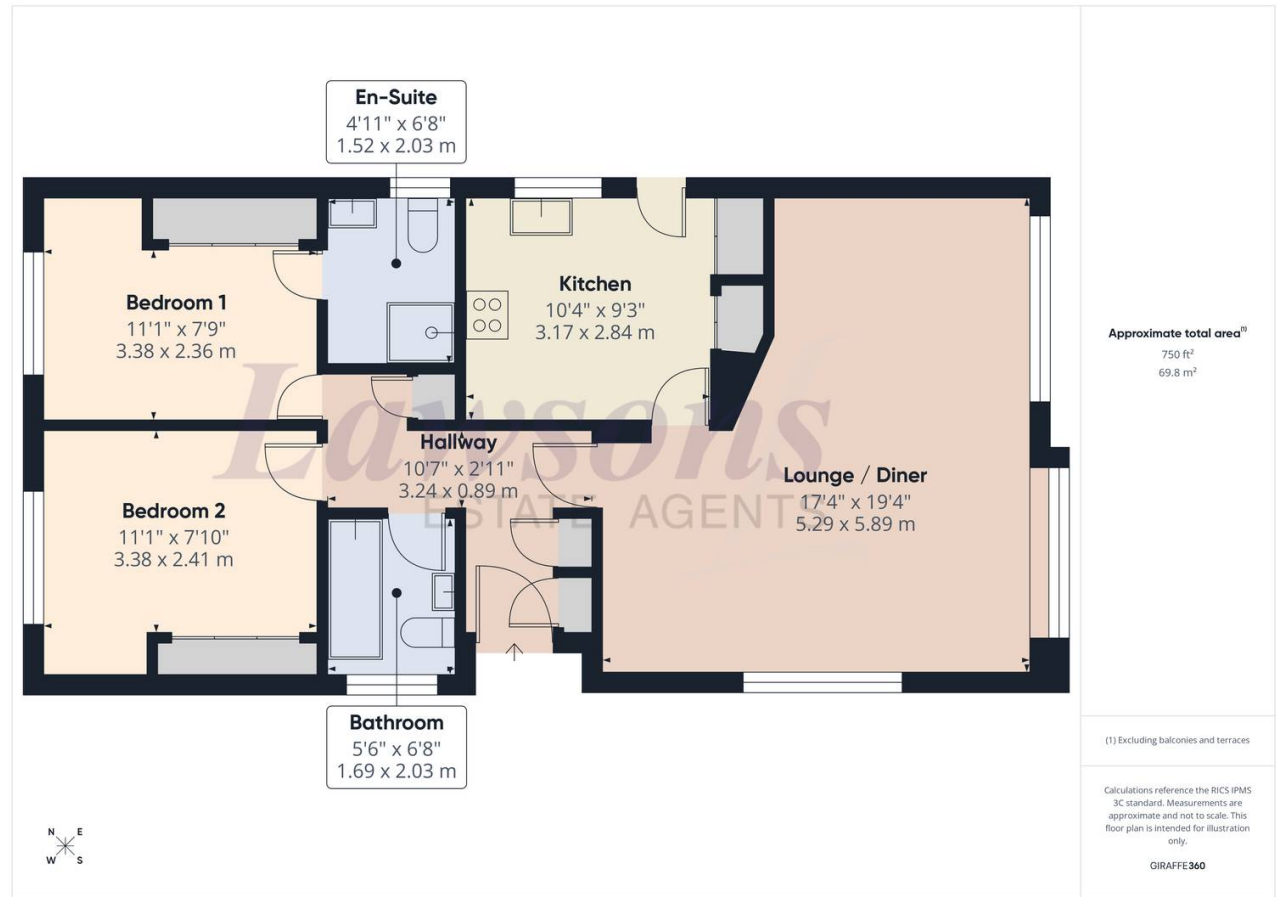
The property benefits from a brick weave driveway providing off-road parking. Further visitor parking is available nearby to the front of the development on a first come, first served basis. For more information, please contact the office.

Agents notes

This property falls under a band A for the local council tax and costs approximately £1,457.55 per annum for 2025/26. The property has an age restriction in place of 45 years and over. There is also a pet policy in place. We are advised that the ground rent and service charges are currently £2,760 per annum (£230 pcm). For more information, please contact the office. Please be advised that the park home is connected to an on-site treatment plant, rather than the main sewer system. We have been advised by the vendors that the metal shed to the rear will remain and has electricity connected. Furthermore we have been advised by the vendors that they intend to replace the fence to the right hand side, as well as replacing the grass with a patio area and decorative shingle, for more information, please contact the office.

Virtual Freehold Information

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable, if you are uncertain or would like further advice, please consult a solicitor.



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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