REDWOOD & SONS
Estate Agents

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3 Garden Crescent

Barnham, PO22 0AR

Offers over £295,000

Sale Ready. The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes: Evidence of title; Standard searches (regulated local authority, water & drainage & environmental); Protocol forms and answers to standard conveyancing enquiries. Situated in Garden Crescent, Barnham, this delightful mid-terrace house, built in 1995, offers a perfect blend of comfort and convenience. The property is chain-free, making it an ideal choice for those looking to move in without delay. Accommodation includes: entrance hall; cloakroom; generous living room overlooking the front of the property with useful storage cupboard and double doors leading to the spacious kitchen / dining room, equipped with range cooker, extractor unit, and ample space for both a washing machine and dishwasher, plus patio doors opening onto the rear garden, perfect for enjoying al fresco dining or simply enjoying the outside space. The first floor features three bedrooms, one of which benefits from a built-in wardrobe, providing plenty of storage space, while the family bathroom is thoughtfully designed, featuring a shower over the bath. Outside, the property offers allocated parking for two vehicles, along with neat front and rear gardens, the latter having a patio, area of lawn, garden shed and access gate for added convenience. In addition, there is a useful outside storage cupboard. This lovely home is perfect for families or first-time buyers with its modern amenities and charming outdoor space. Close to schools, shops, amenities, mainline train station and bus routes. EPC - C. Tenure - freehold. Council Tax Band - C.

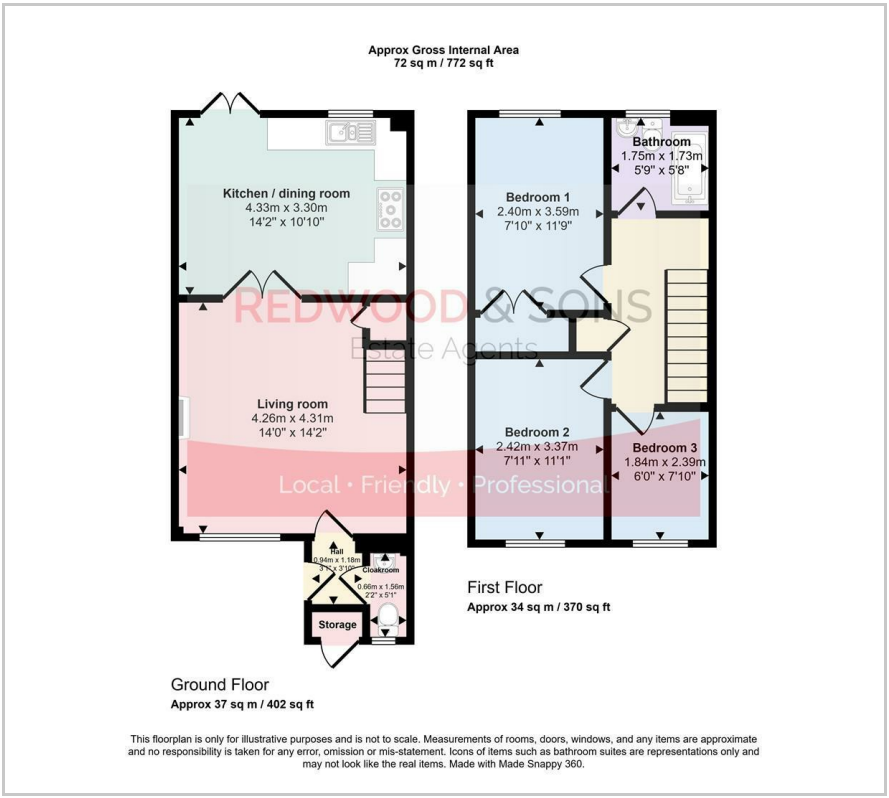
- Chain-free & Sale Ready
- 3 bedrooms
- Living room
- Kitchen / dining room
- Bathroom
- Cloakroom
- 2 parking spaces
- Front & rear gardens
- Storage facility
- Close to Barnham Village shops, schools, amenities, mainline train station & bus routes

Viewing

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

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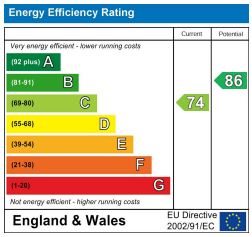
Floor Plan

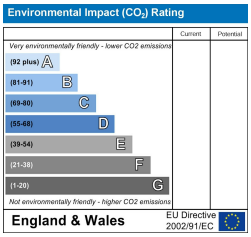


Area Map



Energy Efficiency Graph

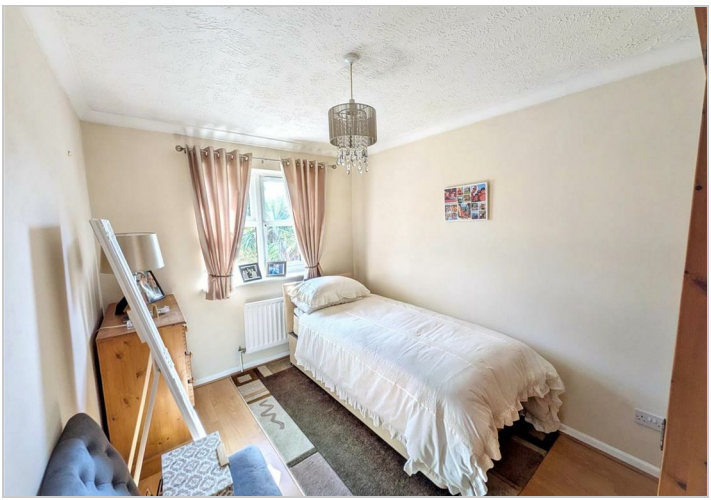












These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

36 Barnham Road, Barnham, West Sussex, PO22 0ES
01243 551122 office@redwoodandsons.co.uk https://www.redwoodandsons.co.uk