

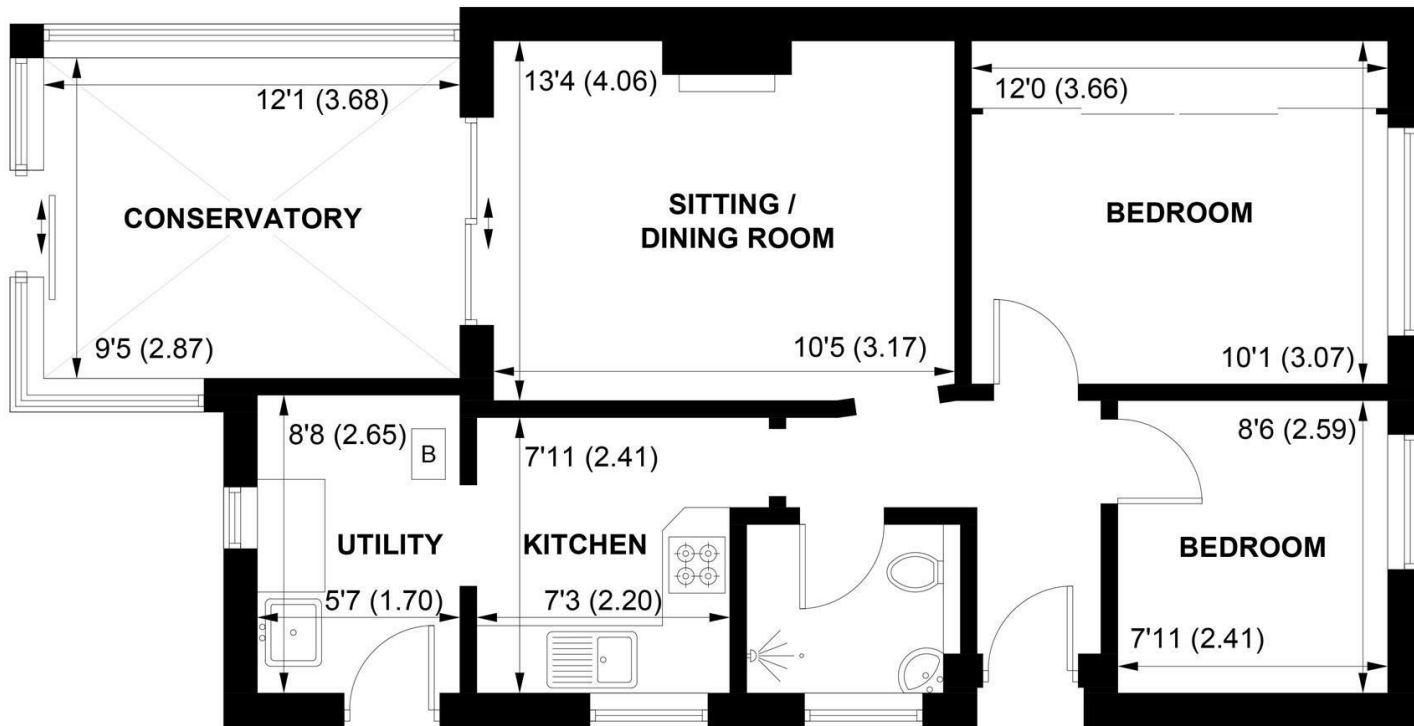
SW

Sims Williams



12 GOODACRES, BARNHAM, SUSSEX, PO22 0JF





APPROXIMATE GROSS INTERNAL AREA = 680 SQ FT / 63.2 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©
 Produced for Sims Williams**

£260,000 Freehold

12, GOODACRES,
BARNHAM,
SUSSEX, PO22 0JF

- Semi Detached Bungalow
- Lounge
- Conservatory
- Fitted Kitchen
- Separate Utility Room
- 2 Good Size Bedrooms
- Tiled Wet Room
- Southerly Rear Garden
- Garage To Rear

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

Situated in a convenient location being within a short walk of Barnham village with its shopping facilities, schools and mainline train station.

The property is offered with no onward chain and provides bright, well maintained accommodation which comprises entrance hall with door opening to the lounge with its feature stone fireplace and fitted gas fire.

Off the lounge there is a south facing conservatory which provides an additional reception room with doors opening onto the rear gardens.

The kitchen is fitted with a range of units and has built in appliances including oven and hob. There is also a small breakfast bar and an opening to the utility room which has space for further appliances including washing machine, dishwasher and fridge freezer together with a door to the side.

The master bedroom is a double room with a range of built in, mirror fronted wardrobes. The second bedroom is another good size room, whilst the wet room is fully tiled with a white suite.

Outside the southerly rear garden provides an area of shaped lawn with borders and a brick paved patio area and path leading to the garden shed.

There is a small open plan front garden with an area of hard standing for vehicle and an adjacent shared driveway that leads to the detached garage which has power and light and an automatic door.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Barnham Station proceed in an easterly direction along Barnham Road, taking the left fork into Lake Lane and first right into Goodacres.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

See all our properties at  [OnTheMarket.com](https://www.onthemarket.com)