

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£440,000

Freehold

Nightingale Lane, Barnham, PO22 0DL



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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01243 861344



What the agent says... “”

This beautifully presented bungalow is located in a quiet private estate in Barnham, with amenities such as a mainline station, local supermarkets and independent shops less than half a mile away.

The property was built circa 2016 and retains the remainder of a 10-year guarantee. It has been finished to a high standard with granite kitchen worktop and further improved with bi-fold doors from the sitting room leading to a new garden room extension.

The accommodation comprises a storm porch, leading into the entrance hall and an open plan kitchen and dining room. The generous sitting room can be opened up into the garden room to create a lovely space for entertaining. The garden room has been well built, with a pitched ceiling and panoramic windows overlooking the lovely gardens. There are rear doors from both the dining room and garden room. The principal bedroom offers fitted wardrobes and an en-suite shower room. There is a second bedroom, also with fitted wardrobes, served by a modern family bathroom.

Externally, there is parking available for two vehicles, provided by the attached car port and driveway. The attractive front garden features a mature hedge and artificial turf. To the rear the gardens have been

thoughtfully landscaped, with a large patio seating area, and paved walkways. The artificial turf will make this easy to maintain throughout the year.

A sizable log cabin has been built in 2016 which serves as an insulated summer house with power and lighting and would be ideal as a home-office, gym or hobbies room and there is an attached storage shed.

For further information or to book a viewing appointment please contact Clarkes Estates on 01243 861344.

Estate Charge: The property is in an attractive private estate featuring trees and greens spaces, the road charge is approximately £450 PA (paid in two 6 monthly instalments of around £225).



- **Detached Bungalow**
- **Immaculately Presented**
- **2 Bedrooms & 2 Bathrooms**
- **Open Plan Kitchen/Diner**
- **Sitting Room with Bi-Fold Doors**
- **Garden Room**



Accommodation

Hallway: 21' 8" x 3' 5" (6.62m x 1.05m)

Kitchen / Dining Room: 16' 0" x 10' 4" (4.90m x 3.15m)

Sitting Room: 15' 4" x 11' 7" (4.68m x 3.55m)

Garden Room: 12' 8" x 9' 5" (3.88m x 2.89m)

Bedroom 1: 11' 3" x 10' 4" (3.45m x 3.15m)

Ensuite: 8' 7" x 4' 6" (2.64m x 1.39m)

Bedroom 2: 10' 3" x 9' 7" (3.14m x 2.94m)

Bathroom: 11' 7" x 5' 1" (3.55m x 1.56m)

Log Cabin: 8' 11" x 9' 0" (2.72m x 2.76m)

Attached Store: 9' 0" x 4' 11" (2.76m x 1.50m)

Council Tax Band: D



Total Area: 83.4 m² ... 897 ft²

All measurements are approximate and for display purposes only

Floorplan created by Clarkes Estates 01243 861344

