



26 Bateson Way, Barnham

A modern detached house with no chain.



- ▶ Modern detached house
- ▶ Balance of a new build warranty
- ▶ Sitting room
- ▶ Four bedrooms
- ▶ Garage & driveway
- ▶ Built in 2022
- ▶ Modern kitchen/dining room
- ▶ Cloakroom
- ▶ Bathroom/WC & En-suite shower
- ▶ Predominantly west facing garden

Built in 2022 by the Redrow premium housebuilder, is this detached house which is situated within a small modern development in Barnham.

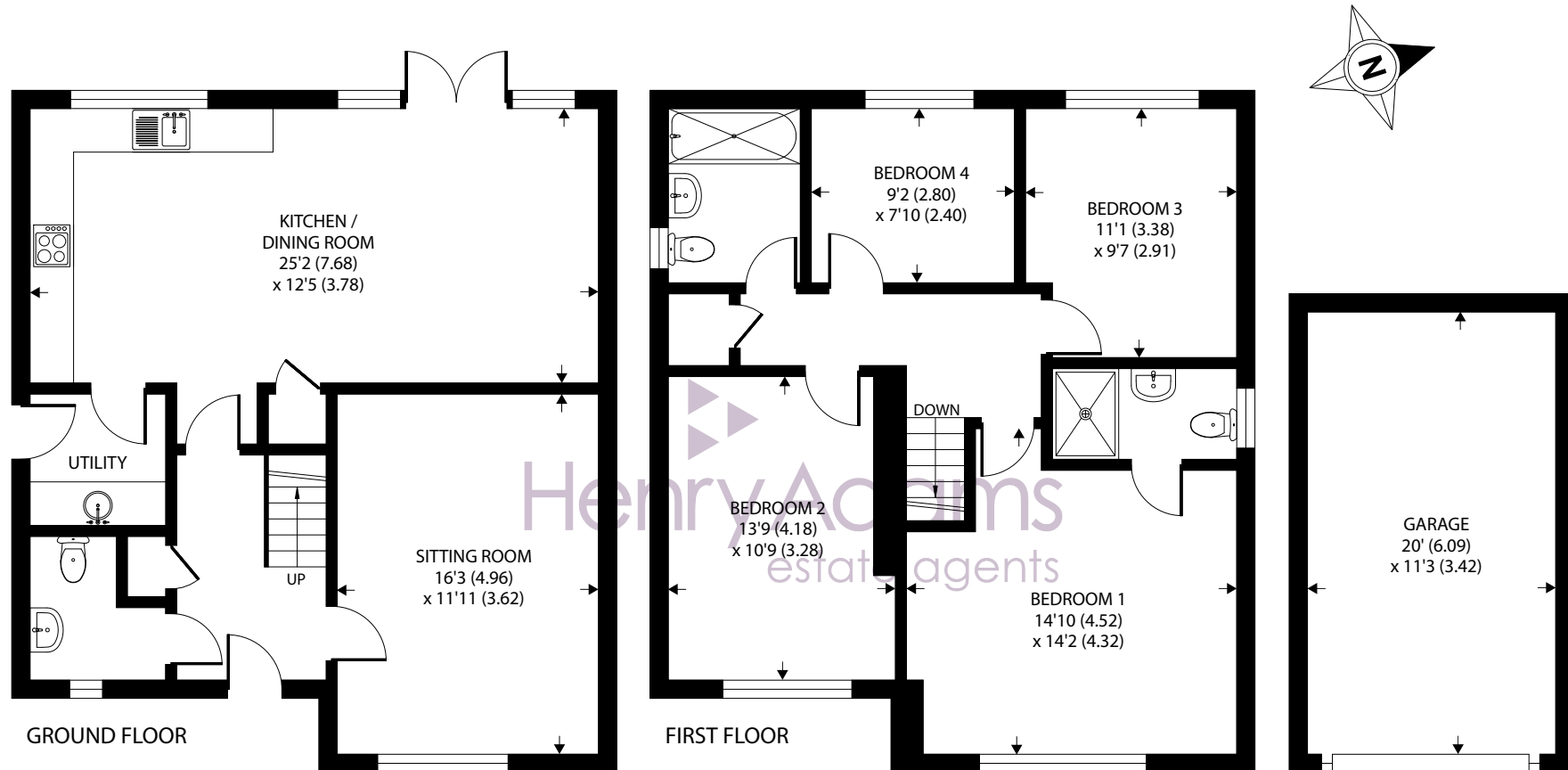
Benefiting from no ongoing chain, the property offers practical and well-proportioned accommodation ideal for modern living. On the ground floor there is a cloakroom, sitting room and spacious kitchen/dining room with part underfloor heating and doors opening out onto the garden. On the first floor, four bedrooms can be found with the principal bedroom benefiting from an en-suite shower/WC. A family bathroom/WC can also be found on this floor.

Outside, to the side of a property is a driveway which leads to the garage. The rear garden enjoys a predominantly westerly aspect and has a patio adjoining the property, which gives way to lawn.

Estate Charge - TBC

Arun District Council - 24/25 Tax Band E £2,754.15





Approximate Area = 1414 sq ft / 131.3 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 1638 sq ft / 152.1 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The village of Barnham offers a range of local shops, public houses, schools and mainline railway station with fast service to London, Brighton, Portsmouth & Southampton. Nearby is Fontwell racecourse offering a season of jump horse racing whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of flat horse racing including the Qatar Goodwood Festival. Barnham is situated between cathedral city of Chichester and the historic town of Arundel. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and Festival Theatre. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs National Park.

Directions

Pass through the village of Barnham in an easterly direction and under the railway bridge. Pass The Murrell Arms and then take the second turning on the right (Windmill View Development). At the 'T' junction turn left and number 26 is on the right hand side after a short distance.

what3words.com/tiger.toys.canny

