



## 6 Chesham Place, Barnham

An immaculately presented home in a semi-rural village location



- ▶ A stylish two bedroom home
- ▶ Well-proportioned rooms
- ▶ French doors to rear garden from sitting room
- ▶ Two allocated parking spaces
- ▶ Balance of 10 year NHBC guarantee
- ▶ Kitchen/breakfast room with integrated appliances
- ▶ En-suite principal bedroom
- ▶ Eco Air Source heat pump central heating
- ▶ Zoned underfloor heating (radiators on first floor)

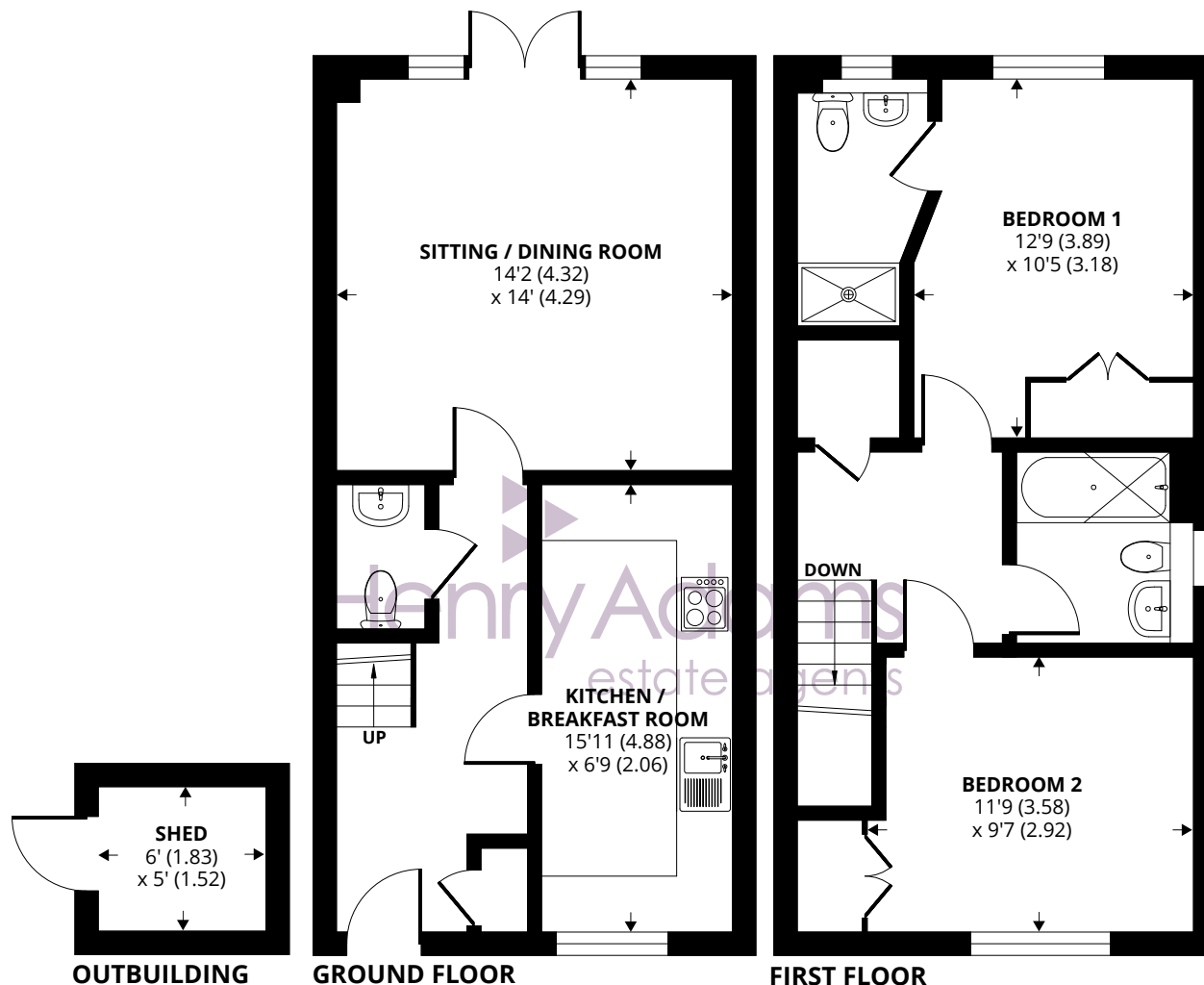
Nestled within a small and exclusive development in Barnham village, this two bedroom end of terrace modern home represents the epitome of contemporary living. Immaculately presented and built in 2017, the property exudes a sense of quality throughout.

Upon entering, one is greeted by a welcoming entrance hall which sets the tone for the rest of the home. The ground floor comprises a cloakroom for convenience, leading into the heart of the home - a comprehensively appointed kitchen/breakfast room. Boasting Bosch integrated appliances, including a fan-assisted oven, combi oven/microwave, induction hob, dishwasher, fridge, and freezer, the kitchen also features a breakfast bar.

The bright and sunny sitting room is a serene space with French doors that open out to the attractive rear garden, allowing for a seamless indoor-outdoor flow. Upstairs, the property offers two double bedrooms, each thoughtfully designed with built-in wardrobes to optimise space and functionality. The principal bedroom benefits from an en-suite shower room, providing a touch of luxury and privacy, while a well-appointed family bathroom serves the second bedroom.

Externally, the property features an attractive rear garden, providing a private outdoor retreat for relaxation or alfresco dining. Additionally, the convenience of having two allocated parking spaces directly outside the property ensures ease of access for residents and guests alike.





Approximate Area = 864 sq ft / 80.2 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 895 sq ft / 83 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. 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 on your right. Take the third turning on the left in to Blossom Way. Take the second turning on the right into Chesham Place and the property is on the right. [what3words.com/horses.status.scared](https://www.what3words.com/horses.status.scared)

Private road charge £580 pa. Arun District Council - 24/25 Tax Band C £2,003.03

