





41 Hill Lane, Barnham

A semi-detached house in a lovely setting requiring modernisation.

 2  3  1  TBA

- ▶ Semi-detached house
- ▶ Three bedrooms
- ▶ Sitting room
- ▶ Ground floor shower room/WC
- ▶ Substantial 0.61 acre plot
- ▶ Modernisation required
- ▶ Kitchen
- ▶ Conservatory
- ▶ Cloakroom/Utility
- ▶ Chain free

Rare opportunity to acquire a property with potential for modernisation, extension or complete redevelopment on a large semi-rural plot with open countryside views and walking distance to a mainline station. On the southern side of Barnham on a quiet lane.

The existing accommodation is arranged over two floors and consists of a sitting room, conservatory, kitchen/breakfast room, ground floor shower/WC and a utility/cloakroom on the ground floor. Three bedrooms can be found on the first floor and there are stunning rural views from two of the bedrooms.

Without doubt, a salient feature are the large gardens which extend to 0.61 acre and create seclusion and privacy.

Properties such as this rarely come to the market.

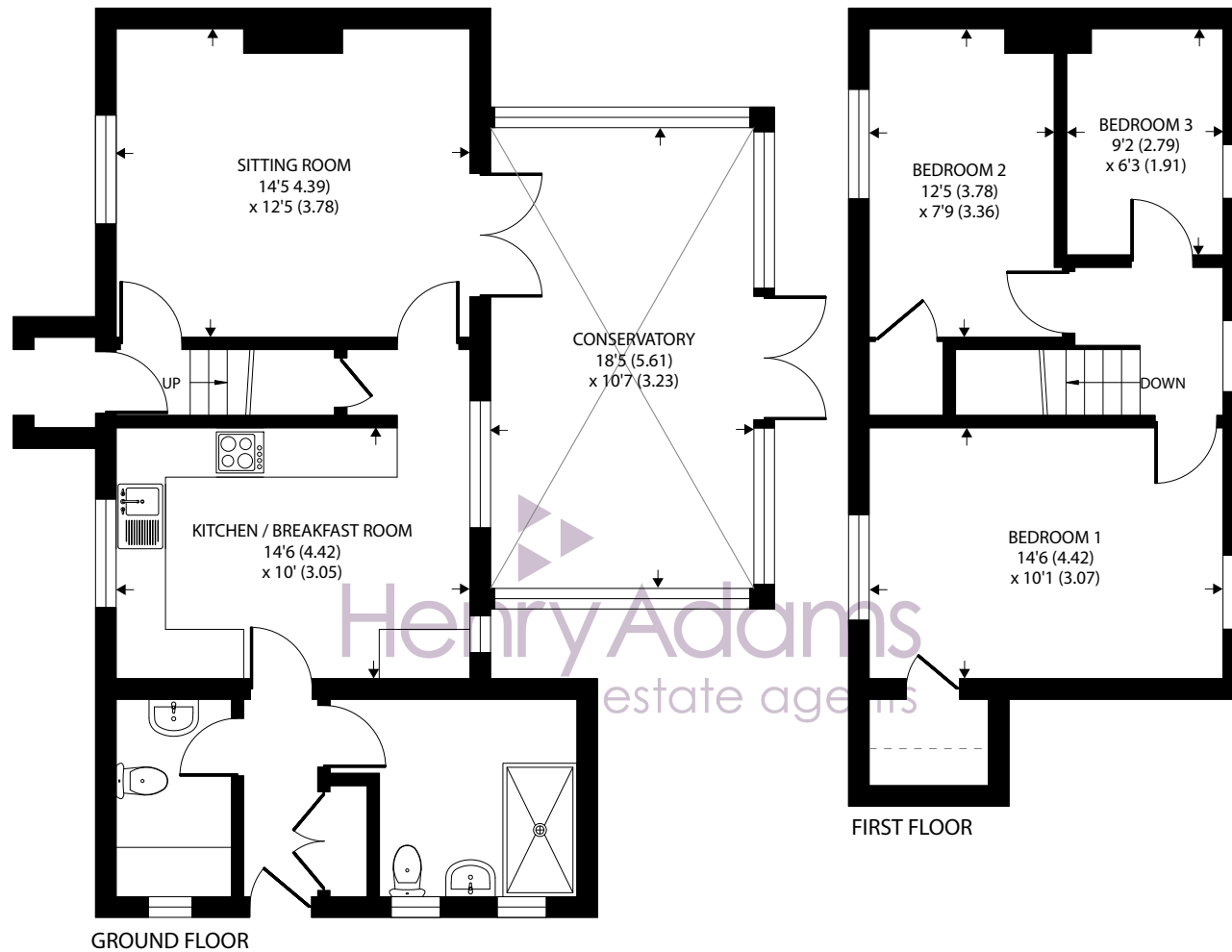
NB There is a Covenant on the plot for one dwelling only, however this may be negotiated with WSCC for a percentage of increase in plot value.

Arun District Council - 24/25 Tax Band D £2,253.40









Denotes restricted head height

Approximate Area = 1144 sq ft / 106.2 sq m

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 1151 sq ft / 106.9 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. Take the fourth turning on the right into Church Lane and continue for 0.35 of a mile where the property is on the right. what3words - woke.reason.ropes



