



Lawsons
ESTATE AGENTS

18 Kingsmead Rymer Court, Barnham
£134,950

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Barnham, IP24 2PY

This two bedroom detached park home, nestled in a rural location and chain-free. This well-presented property boasts an en-suite and bathroom, a modern kitchen, and LPG gas heating. With easy access to the A14, age restrictions, and a pet policy in place, this home offers both comfort and convenience. A driveway provides off-road parking, ensuring accessibility for residents and guests alike. Contact us today to arrange a viewing and seize this opportunity before it's gone!

Council Tax band: A

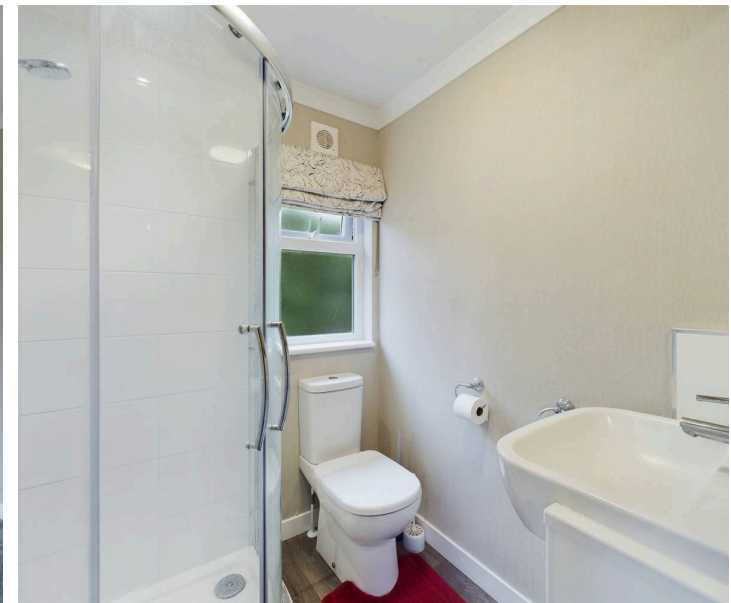
Tenure: **Virtual Freehold**

- TWO BEDROOM PARK HOME
- RURAL LOCATION
- WELL PRESENTED
- EN-SUITE AND BATHROOM
- EASY ACCESS TO THE A14
- DRIVEWAY PROVIDING OFF ROAD PARKING
- MODERN KITCHEN
- AGE RESTRICTIONS AND PET POLICY APPLY
- LPG GAS HEATING
- CALL NOW TO VIEW!

Hallway

11' 11" x 3' 5" (3.62m x 1.05m)

Doors to lounge/diner, kitchen, both bedrooms, bathroom, and storage cupboard, carpet flooring and radiator.





Lounge/Diner

15' 3" x 19' 0" (4.64m x 5.78m)

Two windows to front and window to side, carpet flooring, two radiators, and electric fire.

Kitchen

11' 7" x 8' 0" (3.52m x 2.43m)

Window to side, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splash backs and vinyl flooring. Built in single oven, gas hob with cooker hood over. Further built in fridge/freezer, washing machine & dishwasher. Wall mounted gas combination boiler located within wall cupboard & doors to lounge/diner and rear garden.

Bedroom 1

10' 3" x 9' 1" (3.13m x 2.77m)

Window to side, radiator, carpet flooring and doors to walk in wardrobe and en-suite.

Walk In Wardrobe

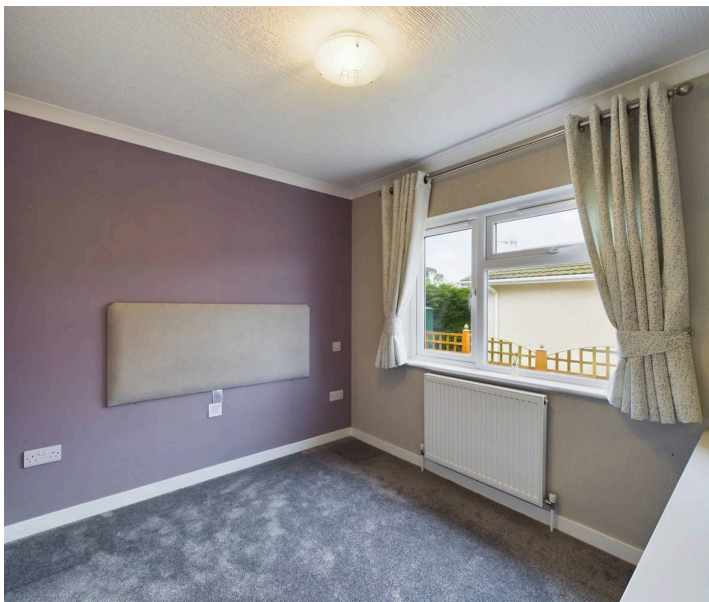
5' 7" x 3' 8" (1.71m x 1.13m)

Built in shelving with rails, radiator and carpet flooring.

En Suite

5' 8" x 5' 4" (1.72m x 1.63m)

Window to rear, shower cubical, low level WC, vanity style wash basin with storage under, part wall tiling, vinyl flooring, radiator and extractor fan.



Bedroom 2

9' 2" x 9' 3" (2.79m x 2.83m)

Window to side, radiator, carpet flooring, built in wardrobe and dressing table.

Bathroom

5' 7" x 5' 11" (1.70m x 1.80m)

Window to side, bath, low level WC, wash basin, part wall tiling, vinyl flooring, radiator and extractor fan.

Garden

The garden area is fully secured by picket fencing with gates to both sides, mainly laid to patio with sections of lawn, conifer heading to rear and Calor gas tank located at the rear.

Parking

The property offers off road parking with brick weave driveway that leading to the front door.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,390.79 per annum for 2024/25. The property has an age restriction in place of 45 years and over. There is also a pet policy in place. We are advised that the ground rent and service charges are currently £2,520 per annum (£210 pcm). For more information, please contact the office.

Virtual Freehold Information

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable, if you are uncertain or would like further advice, please consult a solicitor.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

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