



29 Songthrush Lane, Barnham

A beautifully presented detached house built by quality house builder Redrow.



- ▶ Beautifully presented
- ▶ Spacious kitchen/dining room
- ▶ Three double bedrooms (all with en-suites)
- ▶ Attractive garden
- ▶ EV charging point
- ▶ Sitting room
- ▶ Cloakroom
- ▶ Utility room
- ▶ Garage and driveway
- ▶ Close to amenities

Built in 2018 by respected house builder Redrow, is this beautifully presented detached house.

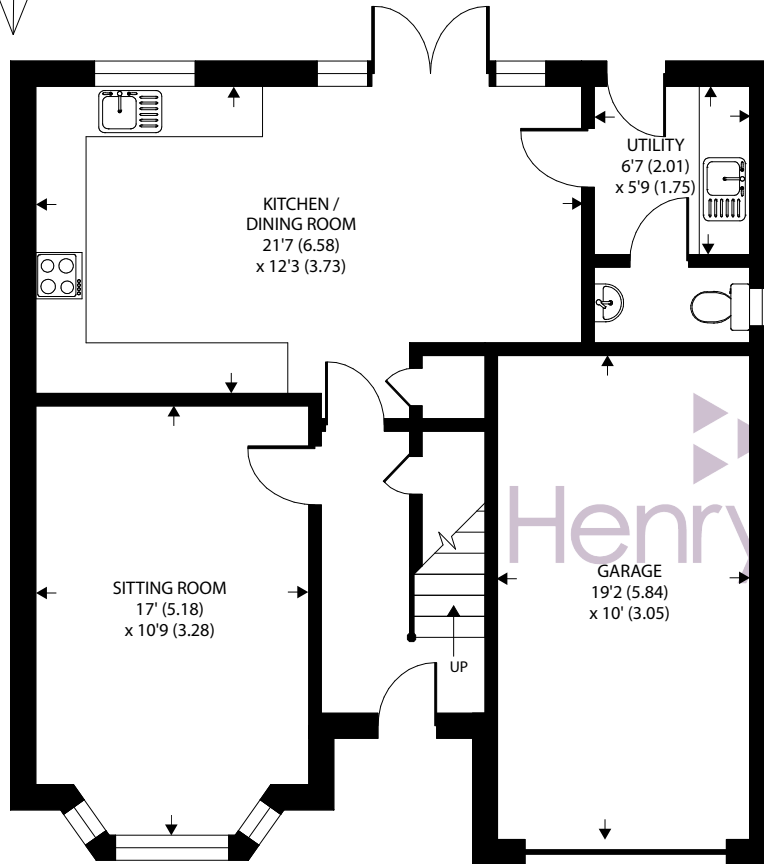
Situated in a convenient location for amenities in Barnham village (including a mainline train station), this superb house offers well-proportioned accommodation with quality fittings and furnishings. A particular feature is the stylish kitchen which includes various integrated AEG appliances and is open plan to a dining area with patio doors leading out to the garden. A sitting room with attractive bay window, utility room and cloakroom can also be found on the ground floor. A relatively unique feature of this property is that all three of the double bedrooms benefit from wardrobes and en-suite facilities.

Outside, to the front of the property is a driveway, garage and EV charging point. The enclosed rear garden is a salient feature with a patio area adjoining the property which gives way to lawn.

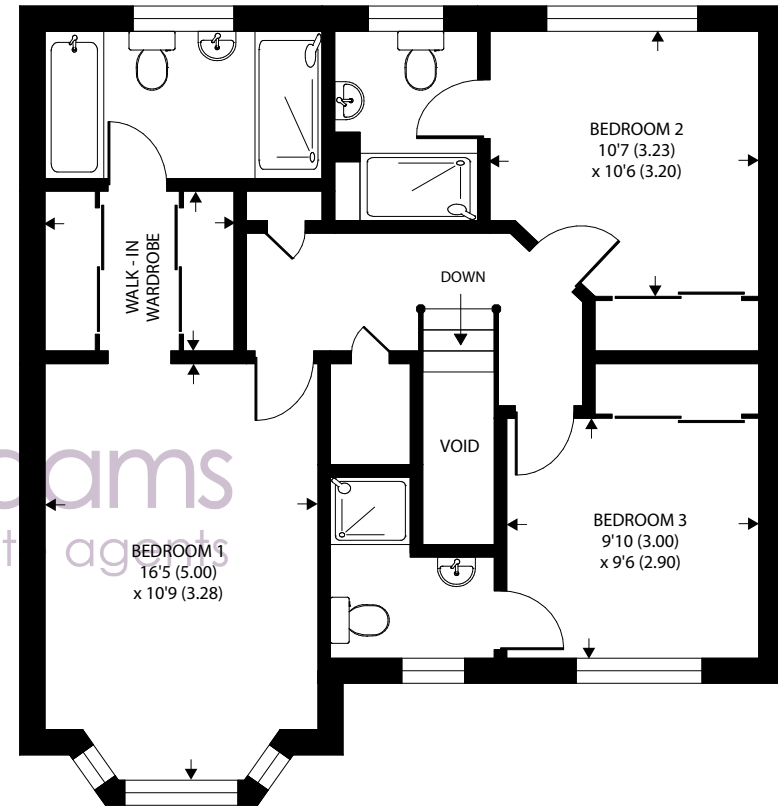
Estate fee: TBC

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





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1321 sq ft / 122.7 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1512 sq ft / 140.4 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 to London Victoria. 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 which offers excellent high street shopping, many fashionable restaurants, cafes and bars and festival theatre and the historic town of Arundel. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs National Park.

Directions

Proceed through the village of Barnham passing local shops on the left and railway station on the right. Take the turning left into Barnham Lane (signposted Walberton). Take the second on the right into Lake Lane (signposted to Yapton). After about half a mile turn right into Skylark Way and then into Songthrush Lane. No 29 is on the left after Lapwing Grove.

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