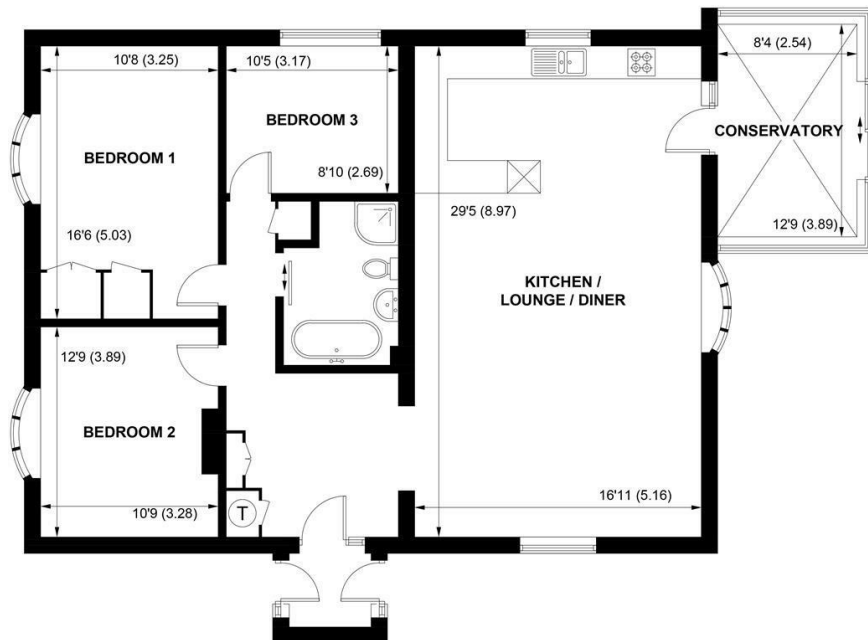




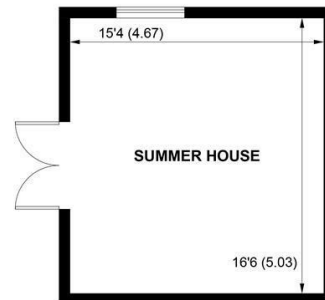
Sims Williams



HOMEWARD, LAKE LANE, BARNHAM, SUSSEX, PO22 0AE



GROUND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1323 SQ FT / 122.9 SQ M

SUMMER HOUSE = 253 SQ FT / 23.5 SQ M

TOTAL = 1576 SQ FT / 146.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

£450,000 Freehold

**HOMEWARD, LAKE LANE,
BARNHAM,
SUSSEX, PO22 0AE**

- Detached Bungalow
- Generous Entrance Hall
- Double Aspect Living Room
- Modern Fitted Kitchen
- Conservatory onto Garden
- 3 Good Size Bedrooms
- Large Refitted Bathroom
- Gardens Front and Back
- Ample Driveway Parking

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = D

Situated in a sought after location on the outskirts of Barnham village within easy reach of the various shops and mainline railway station offering a London and coastal service.

Accommodation comprises entrance porch with door to the rear garden and further door to the spacious inner hallway.

The double aspect living room is a large room and is open plan to the kitchen/dining area.

The kitchen is fitted with a good range of modern units with built in oven hob and extractor and ample space for further appliances. There is space for a dining table and chairs together with a door to the double glazed conservatory which in turn opens onto the rear garden.

There are 3 good size bedrooms, the master bedroom having built in wardrobes.

The bathroom has been refitted with a white suite comprising double ended bath, wash basin, WC and a separate corner shower cubicle.

Outside, the rear garden is mainly to lawn with paved patio area. There are 2 large workshops with power and light. The front garden has a further lawned area and driveway providing ample off road parking.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Barnham Railway Station proceed eastwards along Barnham Road, taking the first turning on the left into Lake Lane. Follow the road round to the right and the property can be found on the left hand side.

