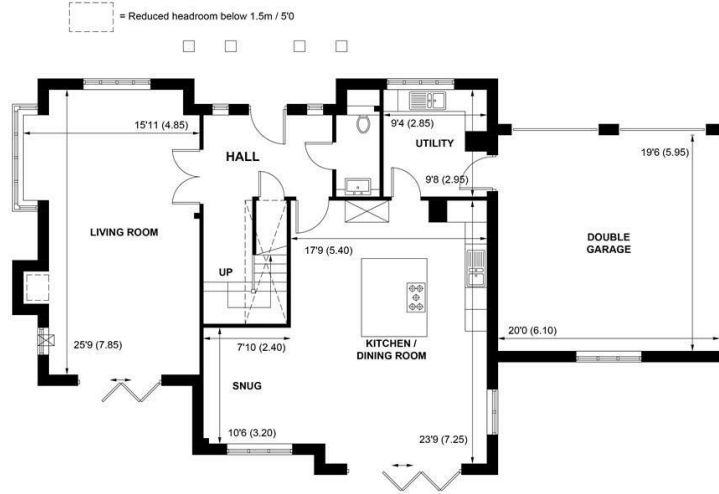




SW

4 STABLES SQUARE, CHURCH LANE, BARNHAM, WEST SUSSEX, PO22 0DB

# 4 Stable Square, Church Lane, Barnham, PO22 0DB



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2283 SQ FT / 212.1 SQ M

DOUBLE GARAGE = 391 SQ FT / 36.3 SQ M

TOTAL = 2674 SQ FT / 248.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

# £850,000 Freehold

## 4, STABLES SQUARE, CHURCH LANE, BARNHAM, WEST SUSSEX, PO22 0DB

- Sought After Village Location
- Spacious Living Accommodation
- Open Plan Kitchen/Dining/Snug
- Utility Room
- 4 Bedrooms / 3 Bathrooms
- High Internal Specification
- All Flooring Included
- Double Garage & Driveway Parking
- 10 Year Advantage Warranty

### EPC RATING

Current = C

Potential = C

### COUNCIL TAX BAND

Band =

Stables Square is a select development of just four spacious family homes, all with four good size bedrooms and bright living accommodation in Barnham, West Sussex. Built by Future Designer Homes, these houses have a high internal specification and situated in a perfect location for easy access to local schools, shops, public transport including Barnham Mainline station with its London and Coastal services.

Home 4 boasts an Oak entrance porch and double aspect living room with bifold doors onto the rear garden. It has a large open plan kitchen / dining /snug with a separate utility room. It has a double butler sink, stone worktops, integrated appliances including an induction hob, oven, full height larder fridge and under counter freezer, dishwasher, washing machine and tumble dryer. There is underfloor heating with ceramic floor tiles throughout the ground floor area. Furthermore, there is a ground floor cloakroom which is accessed from the hallway.

Upstairs, there is an en-suite to both bedroom one and the second bedroom. The first floor is completed with two double bedrooms and a family bathroom. The bathrooms are fitted with Contemporary white suites with chrome fittings and fitted vanity cupboard units. The family bathroom enjoys a free standing bath. The floors are finished with ceramic tiles with porcelain tiled walls. Radiators to the first floor - all with TRVs. Quality carpets and underlay will complete the spacious landing and bedrooms.

Stables Square has a Gas Central Heating system to include Combi boiler with unvented cylinder.

Outside, the rear garden is finished with turf, there is an attached double garage with parking. The rear garden has a porcelain patio.

This stunning new home comes with a 10 year Advantage warranty.

The Management Estate Charge is £1286.50 per annum - contact the office for full details. Council Tax Banding is not set until after Legal Completion

Predicted Energy Efficiency Rating: B

### New Homes 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. Images shown may be from previous developments and are just an indication for illustrative purposes only.

### Directions

From Barnham Station head East along Barnham Road, under the railway bridge and Church Lane is the first turning on the right hand side, Continue for approximately 0.1 miles and Stables Square is situated on the right hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

