

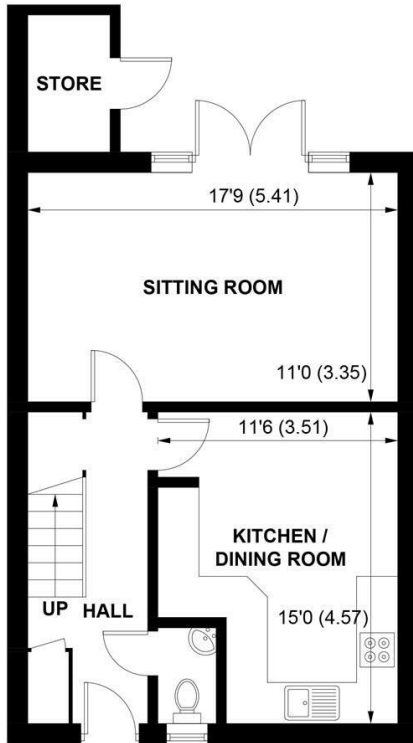
The logo consists of the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

Sims Williams

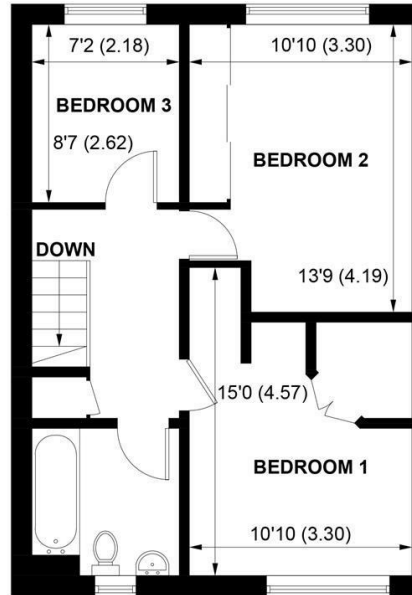


4 MARKET CLOSE, BARNHAM, WEST SUSSEX, PO22 0LH





GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 953 SQ FT / 88.5 SQ M
(EXCLUDING STORE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
Produced for Sims Williams**

£290,000 Freehold

4, MARKET CLOSE,
BARNHAM,
WEST SUSSEX, PO22 0LH

- Mid Terrace House
- Spacious Living Room
- L Shaped Kitchen Diner
- Downstairs Cloakroom
- Bathroom
- 3 Bedrooms
- Open Plan Front Garden
- Low Maintenance Rear Garden
- Close To Village Amenities

EPC RATING

Current = E

Potential = C

COUNCIL TAX BAND

Band = C

Deceptively spacious mid terrace house within a popular cul-de-sac location in the heart of Barnham village. An array of amenities including shops, schools and mainline train station are within easy walking distance.

The well-appointed accommodation comprises welcoming entrance hall with storage cupboards, stairs leading to the first floor and door to cloakroom.

The good-sized 'L' shaped kitchen diner is fitted with a range of modern units, with space and plumbing for various appliances including freestanding oven, fridge freezer and washing machine. There is ample room for table and chairs. The light and airy living room opens onto the rear garden.

To the first floor there are 3 bedrooms, 2 doubles and a single, with generous cupboards to bedrooms 1 and 2. The family bathroom has a white suite comprising bath with shower over, wash basin and WC.

Outside the front is open plan and looks over the communal green. There is an area of lawn and a path leads to the front door. The rear garden is low maintenance with areas of decking, pergola and artificial lawn. There is a useful brick-built storage shed and access to a parking area (on a first come, first served basis) is via a gate at the rear.

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 Walberton village proceed southwards down Barnham Lane, take the first turning on the right into Kingsmill Road continuing into Farnhurst Road. Market Close is the third turning on the left.



Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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