

HILL LANE | BARNHAM | PO22 0BL

Sw
Sims Williams

39 HILL LANE, BARNHAM, PO22 0BL

- Semi Rural Location
- Extended Accommodation
- Superb Farmhouse Kitchen
- 4 Good Size Bedrooms
- 2 Bathrooms
- Large Mature Gardens
- Garaging & Outbuildings
- Views Over Paddocks
- No Chain







This extended semi detached house is offered with no on going chain and is situated in a semi-rural lane within Barnham, offering a balance of countryside surroundings and convenient access to local amenities and transport links.

The property is presented to a high standard throughout and offers spacious and versatile accommodation arranged over two floors. The heart of the home is a refitted semi open plan kitchen/diner, fitted with a range of contemporary units and providing ample space for dining and everyday family living.

To the rear of the property is a large drawing room featuring roof lights and views over the garden, creating a bright and comfortable reception space. In addition, there is a separate snug with a wood-burning stove, together with a further reception room currently used as a music room, offering flexibility for a variety of uses including a study, playroom or hobby room. A ground floor cloakroom completes the accommodation on this level.

On the first floor there are four double bedrooms. Two of the bedrooms benefit from en suite bath or shower facilities, while bedrooms three and four are served by a family bathroom. The layout is well suited to family living and provides flexibility for guests or multi generational occupation.

The outside space is a notable feature of the property. The rear gardens are of a generous size and include lawned areas, mature trees and established shrubs, creating a varied and attractive setting. A paved patio provides space for outdoor seating and dining, while a home office offers an area suitable for home working or hobbies, which is available by separate negotiation..

Further features include a hot tub and a range of outbuildings, including a double car barn/workshop, providing storage, parking and workspace options.

To the front of the property there is a large wildlife pond together with additional garden areas, enhancing the property's semi-rural setting.

It should be noted that the property benefits from 10 solar panels on a British Gas tariff which transfers with the property ownership, and currently earns circa £600 per quarter.

AML & ID
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.







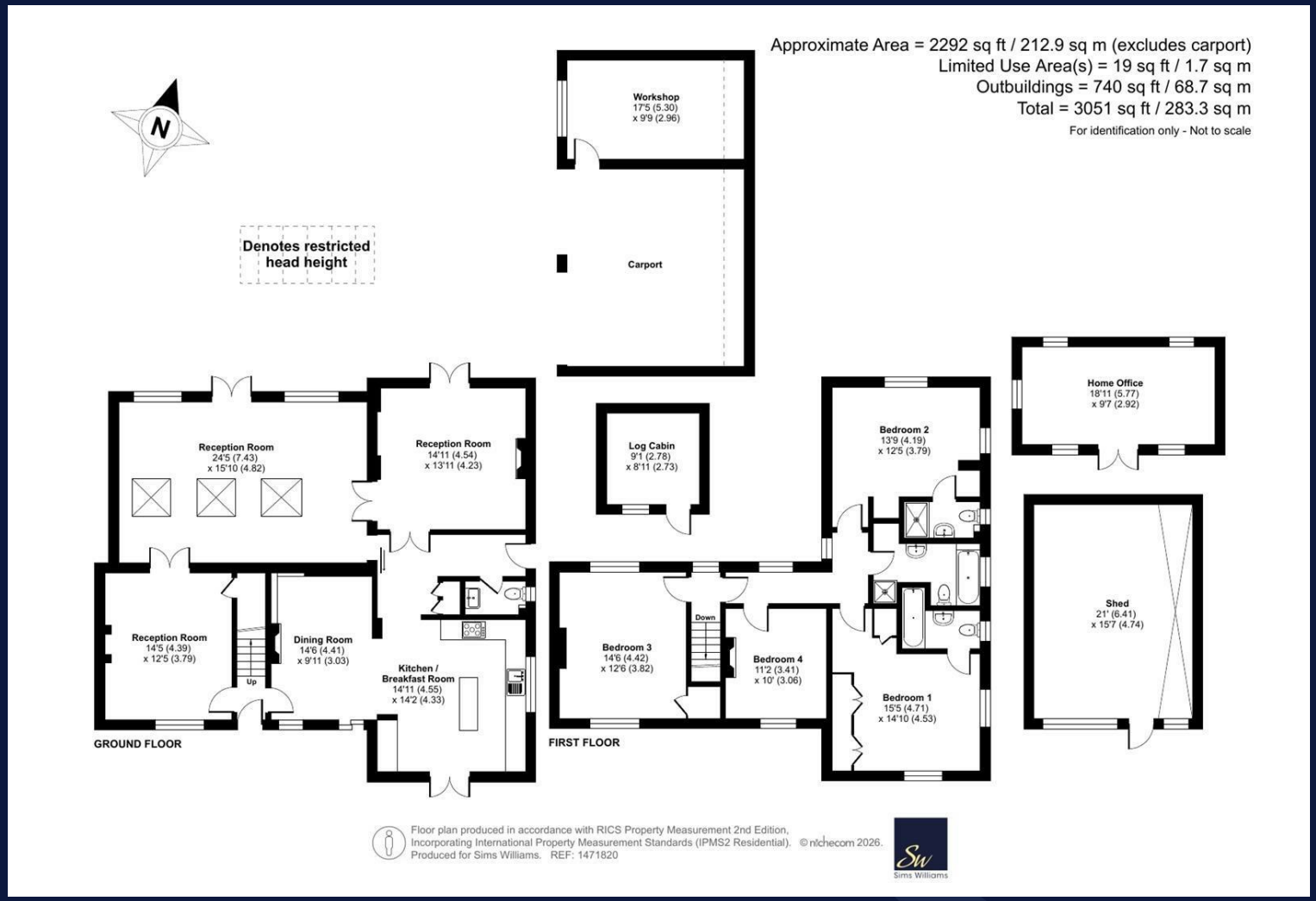




EPC Band - Current - C Potential - C

Council Tax Band F

From Barnham station proceed east along Barnham Road and follow the road under the railway bridge into Yapton Road. Continue on Yapton road taking the 2nd turning on the right into Hill Lane. Proceed along Hill Lane where the property can be found on the right hand side.



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

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