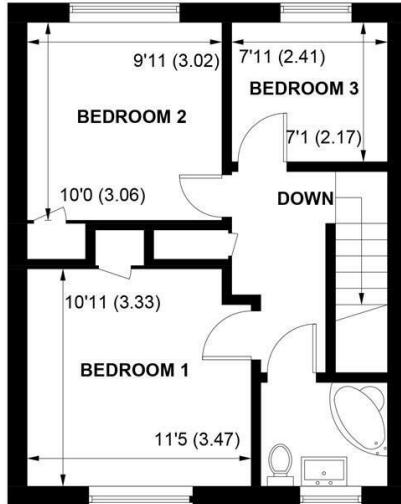




Sims Williams



69 ORCHARD WAY, BARNHAM, WEST SUSSEX, PO22 0HX



APPROXIMATE GROSS INTERNAL AREA = 884 SQ FT / 82.13 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

WALBERTON OFFICE

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£275,000 Freehold

69, ORCHARD WAY,
BARNHAM,
WEST SUSSEX, PO22 0HX

- Mid-Terrace House
- In Need of Modernisation
- Sitting Room
- Fitted Kitchen
- Dining Room & Lean-To Conservatory
- 3 Bedrooms
- Family Bathroom
- Front & Rear Gardens
- No Onward Chain

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

Offered for sale with no onward chain, this mid-terrace house is in one of Barnham's popular roads, within easy distance to amenities including schools, shops and mainline train station.

Accommodation comprises entrance with downstairs cloakroom and door leading to good sized sitting room, with feature fireplace and stairs to first floor.

The kitchen is fitted with a range of units with space for various appliances. An archway leads to the dining room, which in turn opens onto the lean-to conservatory.

To the first floor there are 3 bedrooms, 2 doubles and a single with bedrooms 1 & 2 benefitting from built-in cupboards.

The part-tiled family bathroom has a corner jacuzzi-style bath with shower over, glass wash basin and WC.

Outside, the front is paved for easy maintenance. The secluded rear garden has areas of patio and lawn and the garage is found in a nearby compound.

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 Station proceed along Barnham Road towards Eastergate. Take the third turning on the right into Elm Grove. Carry straight on where the road becomes Orchard Way. The house will be found on the land hand side.

