

Gospond Road, Barnham  
Guide Price £300,000 - Freehold



Total Area: 1198 ft<sup>2</sup> ... 111.3 m<sup>2</sup> (Includes Outbuildings)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jfm 2022



Council Tax Band - C  
Energy Efficiency Rating D

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Open Day Saturday 17th September By Appointment | First Time on The Market in Over 60 Years | Lovely Three Bedroom Family Home | Sitting Room | Kitchen | Dining Area | Family Shower Room | Separate Cloakroom | Gardens With Outbuildings | Gas Central Heating | Off Road Parking For Two Vehicles | VACANT POSSESSION |

We are delighted to be offering this spacious family home first time on the market in over 60 years! Ideally located in the heart of Barnham Village within walking distance of all the local shops, schools and railway station this property is a 'must see' for local young families looking to upsize. To the ground floor you will see a lovely bright sitting room opening into an inner hall with doors to the rear garden. The kitchen has been re-fitted over recent years with a dining area/come playroom. To the first floor are three bedrooms and a family shower room. The gardens have been paved for ease of maintenance to the rear with some outbuildings ideal for storage. The front garden has off road parking for two vehicles. We are holding an Open day on Saturday 17th September by strict appointment only. This property is sold CHAIN FREE\*

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Barnham forms one of the 'Six Villages', well known for their semi-rural feel and perfect situation between the beach and busier towns such as Chichester. Barnham is the only village out of the six to have a railway station, making it perfect for students and commuters or simply anyone seeking ease of transport. Whilst Barnham makes way for modern living with new developments and amenities, the local history is still very much integrated into the village with The Murrell Arms dating back to 1750 and St Mary's Church recorded as early as 1086. Local amenities include a number of convenience stores, eateries and schools (to name a few). For families, Barnham provides a high standard of local education with the secondary school St Philip Howard rated 'Outstanding' by OFSTED. In addition, Barnham primary school is just round the corner meaning that children can settle into the community right the way through their school years. Bus routes also serve the village and with 23 stops, your nearest one is only a short walk away no matter where you are. This allows you to enjoy the surrounding villages or perhaps the market town of Arundel, the small city of Chichester or the sand dune beaches at the Witterings or Climping.



☺ Owned for 60 years ☺