



Lake Lane, Barnham

Guide Price £460,000 - Freehold



Total Area: 1201 ft² ... 111.6 m² (Includes Garage)
 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 Jjm 2022



Council Tax Band - D
 Energy Efficiency Rating D



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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.



Detached 'Show Home Condition' Bungalow | Refurbished To A High Standard | Three Ample Sized Bedrooms | Large Modern Kitchen/Diner With Built In Appliances And Central Island | Separate Cosy Sitting Room | Family Bathroom | Beautiful Surrounding Gardens | Garage Accessed Via Gravel Drive And Off Road Parking | Ideally Located Within The Six Villages | Walking Distance To Barnham Mainline Railway Station And Local Amenities | Viewing Strongly Advised To Avoid Disappointment - Strictly By Appointment Only

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 'Show Home' Condition

Glyn-Jones & Company are pleased to present Kingarth: a three-bedroom detached bungalow in 'show home' condition ideally located within the Six Villages. This beautifully presented home has been refurbished to a high standard and comprises three good sized bedrooms, a family bathroom, generous sized open plan kitchen/diner and cosy sitting room. The kitchen/diner is truly the 'hub of the home' and would be ideal for entertaining the whole family. The space boasts a large central island with surrounding kitchen benefiting from built in appliances along with a dining area, further seating area and access to the patio area and rear gardens. The separate sitting room provides a cosy atmosphere with lovely views out onto part of the surrounding garden, mainly laid to lawn with a variety of shrubs and potted plants. The property benefits from Gas Central Heating, with the boiler installed only four years ago. Externally, there is a garage accessed via a driveway as well as off-road parking spaces. The property is located just a stone's throw from Barnham's range of local amenities such as Barnham mainline railway station, convenience stores, eateries and a pharmacy to name a few. Viewing is strongly advised to avoid disappointment, strictly by appointment only.

