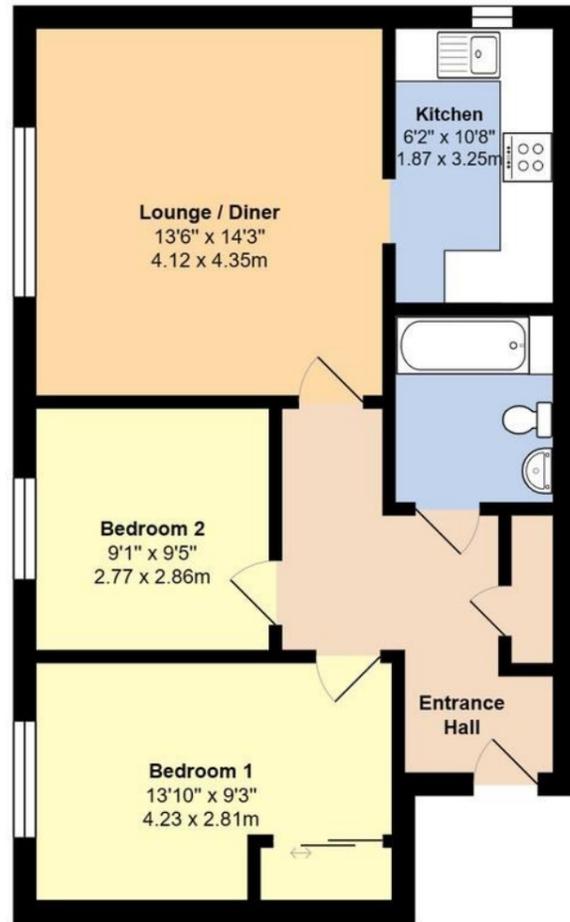


Saxby Close, Barnham Village

Guide Price £205,000 - Leasehold



Total Area: 652 ft² ... 60.6 m²

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 Jtm 2023

Council Tax Band - B
Energy Efficiency Rating C



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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.



New Lease Extension Included Upon Completion | Calling All First Time Buyers And Or Landlords | Modern Two Bedroom First Floor Apartment | Large Lounge/Diner | Modern Kitchen | Bathroom | Gas Central Heating | Allocated Parking Bay 'G' | Two Visitor Bays | Walking Distance of Barnham Railway Station | Local Shops | Close to Local Primary and Secondary Schools | Owners Suited | Viewing Strongly Advised | Potential To Purchase Without Lease Extension at £195,000 to Cash Buyers |

We are delighted to be offering this modern first floor apartment situated in the heart of Barnham Village within walking distance of the station and local shops. The owners are currently extending the Lease on this apartment and are looking for a first time buyer or Landlord to purchase with the rental potential of £950.00 pcm. The property is offered in good order throughout located within walking distance of local Primary and Secondary Schools with a good sized entrance hall with a large storage cupboard, two bedrooms and a family bathroom. The Lounge/Diner is of a good size with space for a corner sofa and table and chairs. The kitchen is compact and modern situated just off the lounge. The owners have advised if someone wanted to purchase without the Lease extension they would be happy to sell for approx £195,000 to a cash buyer. The outgoings are low as advised by our clients they currently pay £82.23 per month for their service charge which will need confirmation upon a sale. There is a private parking space to the side of the building Bay 'G' and two Visitor bays in 'A and B'. The owners have found a property locally to buy and are ready to go. Call today to make an appointment to view to avoid disappointment.

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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.



👉 New Lease Upon Completion 👈