



102 Orchard Way, Barnham, West Sussex, PO22 0HY

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Set in a popular no through road, in the heart of the pretty village of Barnham, is this well presented three bedroom home, with a modern bathroom, garage and parking. This attractive property sits in an enviable position within striking distance of the bustling village centre, with its eclectic mix of shops, restaurants and railway station, which is direct to London Victoria.

Freehold · 3 bedrooms · Modern bathroom · Open plan reception rooms · Garage · Secluded garden

Description

The approach to this attractive home is via Orchard Way, a pretty no through road set within easy striking distance of the bustling village centre, with its eclectic mix of shops, restaurants and railway station, which is direct to London Victoria.

The property sits back off the road with an enclosed front garden leading to the entrance.

On entering there is a welcoming hallway with stairs rising to the first floor landing and door leading to the reception areas.

The ground floor accommodation comprises of a spacious sitting room with a bay window looking over the front aspect.

The sitting room leads into the open plan kitchen/dining area. The kitchen is well-appointed with Shaker style units with a large dining area with access out to the south facing rear garden.

There are three good sized bedrooms located on the first floor, with both the master and guest bedroom being spacious doubles, and serving all three is a modern family bathroom suite.

The south facing garden offers a degree of privacy, with a large patio area stepping up to lawns with hard standing for a timber built shed.

The property also benefits from a garage located nearby.





Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun Council Tax: Band C

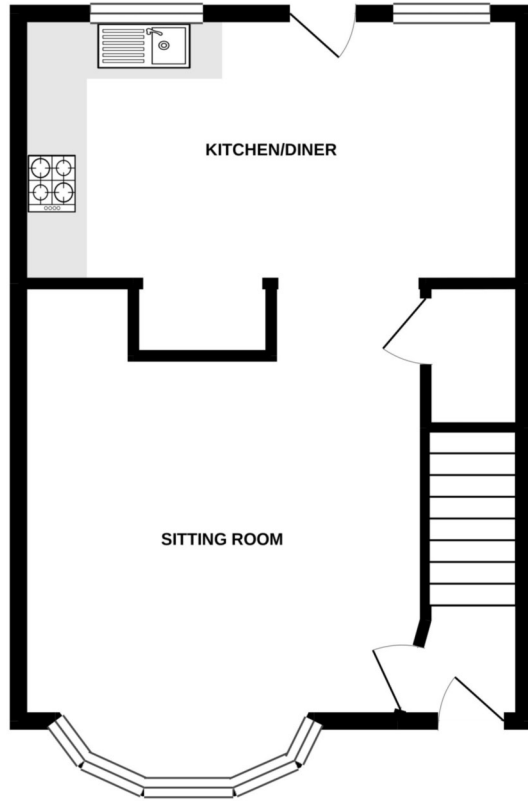
Reference

102OrchardWay

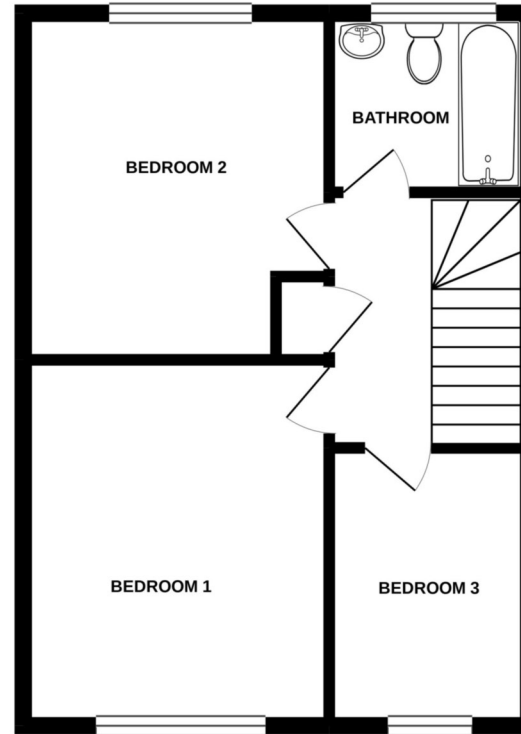
Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Pegasus Properties

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