



Price
£375,000

Freehold

2x  1x  2x 

**Spinney Walk, Barnham,
West Sussex, PO22**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Tucked away in a secluded cul-de-sac location
- Close to village shops and Barnham Station
- Well maintained home
- Surprisingly spacious corner plot
- Sunny secluded rear garden
- Garden Lodge possible home office use

Accommodation

GROUND FLOOR

Entrance Porch: 5'0 x 3'0 (1.53m x 0.92m)

Lounge: 16'7 into recess x 12'4 (5.06m x 3.76m)

Kitchen: 11'0 x 7'0 (3.36m x 2.14m)

Utility Room: 7'8 x 4'3 (2.34m x 1.30m)

Inner Hall

Bedroom 1: 14'11 x 10'7 at widest point (4.55m x 3.23m)

Shower Room: 7'5 x 5'6 (2.26m x 1.68m)

Dining Area: 10'8 x 10'6 (3.25m x 3.20m)

Sun Room: 10'3 x 7'10 (3.13m x 2.39m)

OUTSIDE

Front Garden

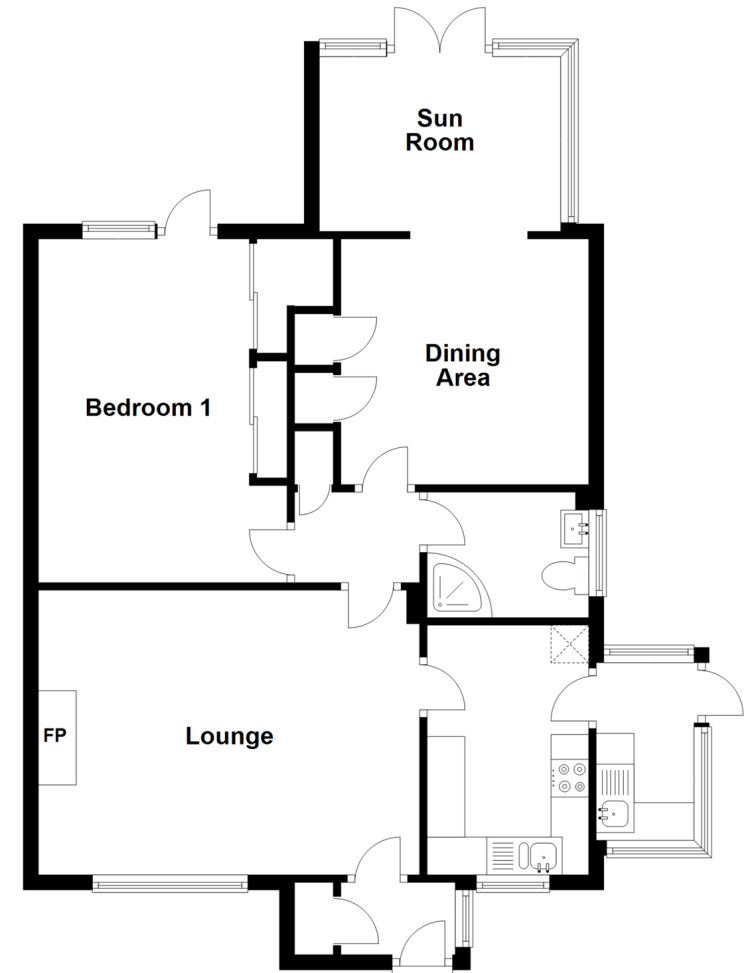
Garage

Rear Garden

Garden Lodge: 16'0 x 9'0 (4.88m x 2.75m)

Ground Floor

Approx. 74.8 sq. metres (805.3 sq. feet)



Total area: approx. 74.8 sq. metres (805.3 sq. feet)

Call Arundel - 01903 884420 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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