



Offers Over
£460,000

Freehold

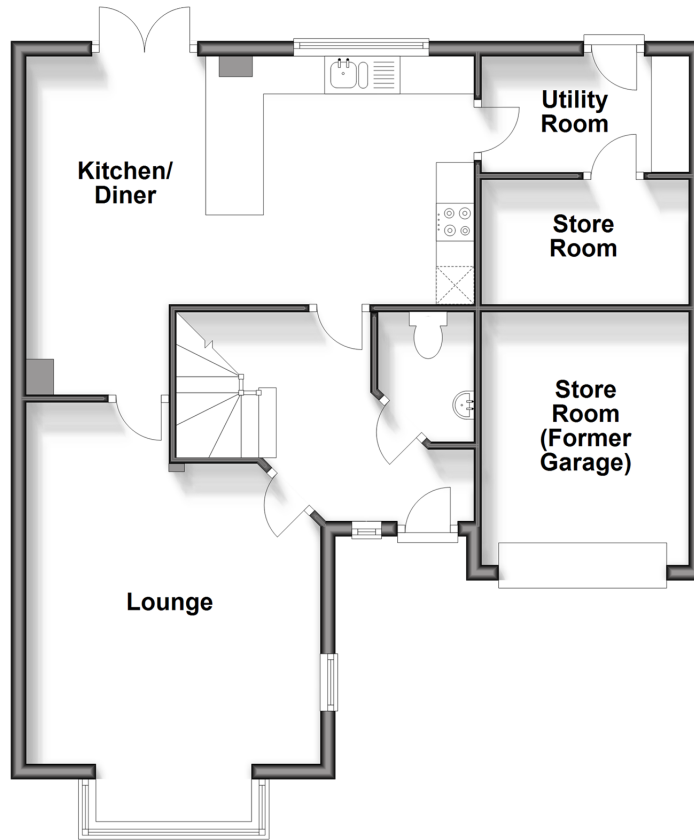
4x  2x  1x 

**The Cedars, Barnham,
West Sussex, PO22**

cubitt&west
Helping you move forwards

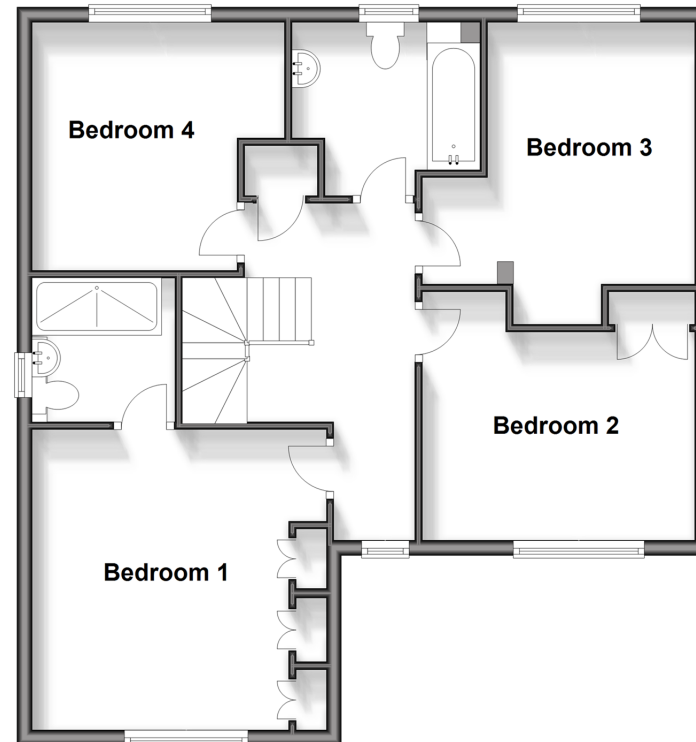
Ground Floor

Approx. 69.1 sq. metres (743.8 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 15'9 into bay x 12'0 (4.80m x 3.66m)

Kitchen/Diner: 19'5 x 14'9 at widest point
(5.92m x 4.50m)

Utility Room: 9'0 x 5'0 (2.75m x 1.53m)

Store Room: 9'1 x 5'11 (2.77m x 1.80m)

Integrated Garage: 11'2 x 9'0 (3.41m x 2.75m)

FIRST FLOOR

Landing

Bedroom 1: 12'11 up to fitted wardrobes x 12'6
(3.94m x 3.81m)

En-Suite Shower Room

Bedroom 2: 11'10 x 10'3 (3.61m x 3.13m)

Bedroom 3: 11'3 x 11'0 (3.43m x 3.36m)

Bedroom 4: 12'3 into recess x 11'10 into door
well (3.74m x 3.61m)

Family Bathroom

OUTSIDE

Front & Rear Gardens

Driveway



Main features

- Detached home in great condition with neutral decor throughout
- Modern fitted kitchen with space for dining & a handy utility room
- Excellent sized bedrooms offering flexibility
- Private, enclosed, landscaped garden
- Tucked away in a quite cul-de-sac
- Only a short walk from Barnham main line station, the shops & village school



Nearest Schools

Primary Schools: Barnham Primary 0.1 miles, Eastergate CofE Primary 0.9 miles, Aldingbourne Primary 1.1 miles

Secondary Schools: St Philip Howard Catholic High School, The 0.1 miles, Ormiston Six Villages Academy 1.0



Transport Information

Train Stations: Barnham 0.1 miles, Bognor Regis 3.5 miles, Chichester 6.1 miles



Address

The Cedars, Barnham, West Sussex, PO22



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Arundel Branch 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



23217708/20240226/SM/DW