



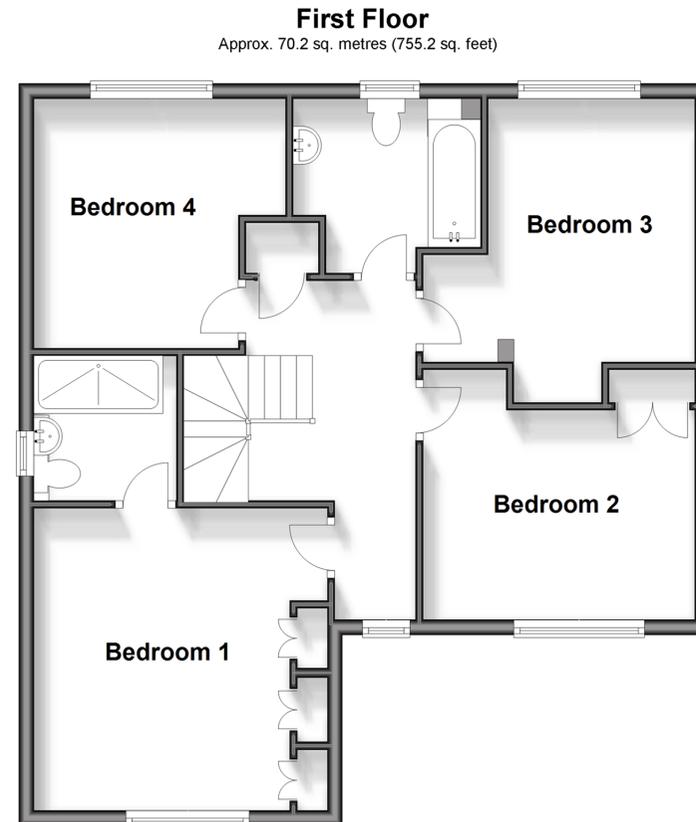
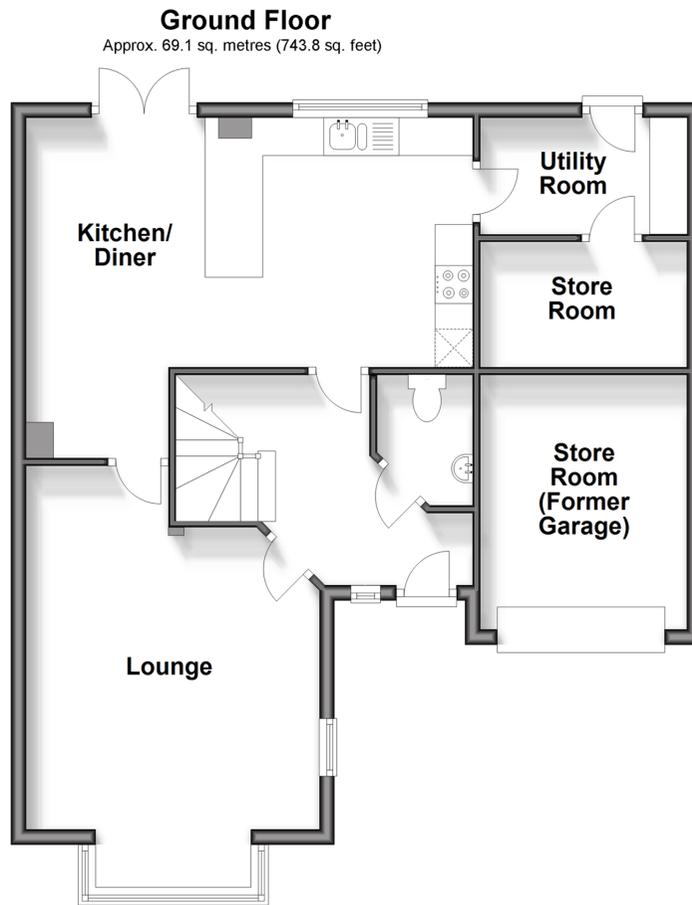
Offers Over  
£460,000

Freehold

4x  2x  1x 

The Cedars, Barnham,  
West Sussex, PO22

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## 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.



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■ 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

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