



## 36 Skylark Way

Barnham, PO22 0FA

IMMACULATE FAMILY HOME WITH SPACIOUS ACCOMMODATION. The ground-floor accommodation includes: entrance hall with door to integral garage; living room with attractive bay window overlooking the front of the property; spacious fitted kitchen / dining / family room occupying the full width of the property with patio doors opening onto rear garden; utility room with side access door; cloakroom. Upstairs are four good-sized bedrooms, two of which have ensuite shower rooms; family bathroom with shower over bath. Additional benefits: herringbone-style flooring to the ground-floor accommodation; full-sized twin integrated fridge/freezers in the kitchen. Outside to the front is an area of lawn with shrub borders, path to main entrance, side path with gate to rear garden plus driveway with parking for two cars in front of the double garage. The enclosed rear garden has two patio areas ideal for entertaining family and friends, area of lawn and summerhouse. EPC - B. Tenure - freehold. Council Tax Band - F. Estate management charge - approximately £300 per annum.

**Price £700,000**

# 36 Skylark Way

Barnham, PO22 0FA



- Immaculate detached family home
- Separate living room
- Family bathroom
- Front & rear gardens
- 4 good-sized bedrooms
- Utility room
- Two ensuite shower rooms
- Stylish fitted kitchen / dining / family room
- Cloakroom
- Integral double garage & parking

## Kitchen

10'0" x 12'1" (3.06 x 3.70)

## Dining / family area

23'3" x 12'0" (7.11 x 3.68)

## Living room

10'11" x 16'3" (3.33 x 4.96)

## Utility room

5'7" x 5'6" (1.71 x 1.70)

## Cloakroom

6'11" x 3'3" (2.11 x 1.01)

## Bedroom 1

10'9" x 13'9" (3.29 x 4.21)

## Ensuite shower room

5'10" x 7'8" (1.78 x 2.35)

## Bedroom 2

9'0" x 12'8" (2.75 x 3.87)

## Ensuite shower room 2

6'8" x 4'6" (2.05 x 1.39)

## Bedroom 3

9'3" x 10'9" (2.83 x 3.30)

## Bedroom 4

7'9" x 11'0" (2.38 x 3.37)

## Family bathroom

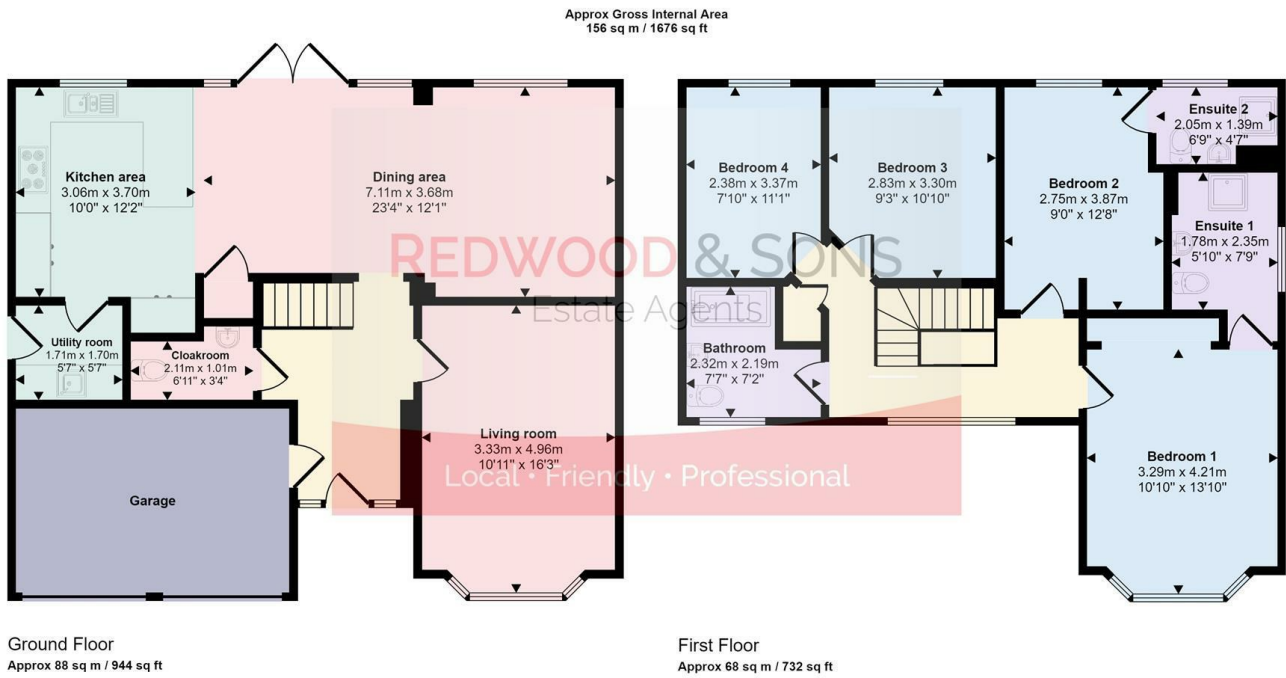
7'7" x 7'2" (2.32 x 2.19)



[Directions](#)

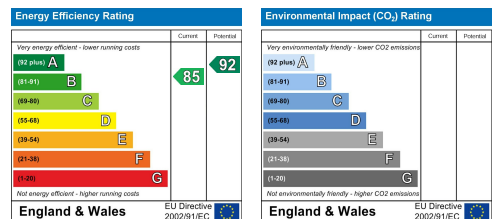


# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



36 Barnham Road, Barnham, West Sussex, PO22 0ES

01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>