



## 23 Nightingale Lane

Barnham, PO22 0DL

**£400,000**

Situated in Nightingale Lane, Barnham, this charming three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious living room, complete with convenient storage cupboard and doors to inner hallway leading to a well-appointed fitted kitchen / dining room, with integrated hob, extractor unit, oven, and dishwasher. Patio doors from the dining area provide seamless access to the landscaped rear garden, which has been tastefully landscaped with good-sized patio, path, raised borders and area of artificial lawn, perfect for outdoor entertaining. A cloakroom on the ground floor adds to the practicality of the layout. The first floor hosts a delightful main bedroom suite, which includes double fitted wardrobes and ensuite shower room. Two additional bedrooms offer ample space, with one featuring a fitted wardrobe for extra storage. The family bathroom, with shower over bath, completes the internal accommodation. The exterior of the property is equally appealing, with a neat pebbled border and a pathway leading to the main entrance. A driveway on the left-hand side provides parking for up to three vehicles, complemented by a carport and gate access to the rear garden. This semi-detached house is situated in a quiet location, making it an ideal choice for those seeking a peaceful yet convenient lifestyle. Close to Barnham Village shops, schools, amenities, mainline train station and bus routes. Estate management fees - £430.00 per annum. EPC - B. Tenure - freehold. Council Tax Band - D.

- Semi-detached house
- 3 bedrooms
- Carport plus 2 additional parking spaces
- Kitchen / dining room
- Living room
- Cloakroom
- Ensuite shower room
- Family bathroom
- Landscaped rear garden
- Close to shops, schools, amenities, mainline train station & bus routes

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



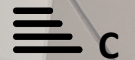
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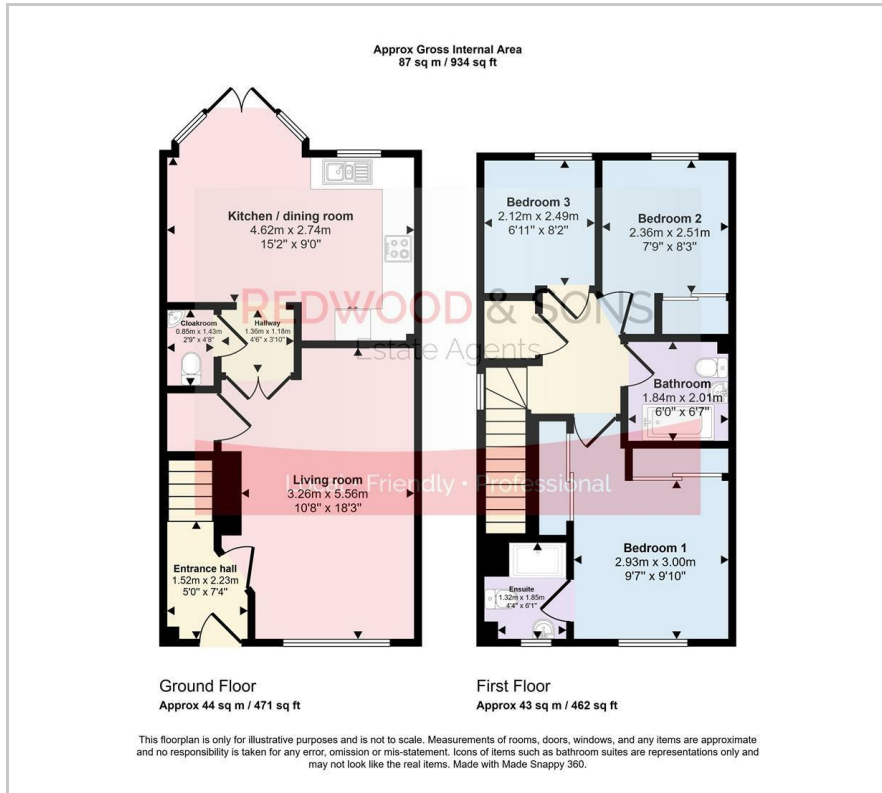


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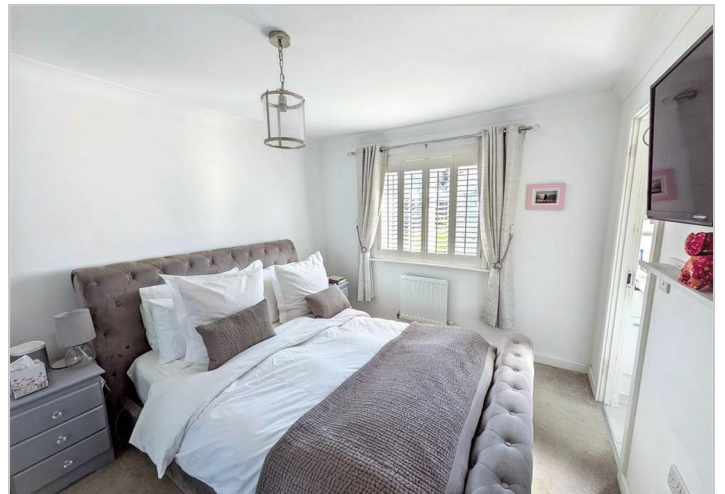
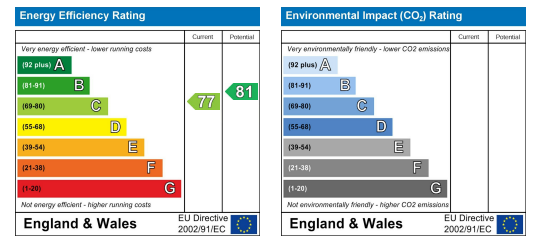
## Floor Plan



## Area Map



## Energy Efficiency Graph



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