

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



10 Humphrey Way

Eastergate, PO20 3AU

This immaculate detached house, in a quiet location, offers a perfect blend of modern living and comfort. The accommodation includes: entrance hall with storage cupboard; good-sized living room overlooking the front of the property with opening to stylish, spacious kitchen / dining room with integrated double-oven, hob, extractor unit, fridge, freezer, dishwasher and breakfast bar plus patio doors opening onto the rear garden; study / home office; utility / cloakroom with plumbed-in washing machine; four double bedrooms, one with ensuite shower room and three with built-in wardrobes; family bathroom with shower over bath. The larger than average rear garden is a true highlight, thoughtfully designed with patio areas, covered seating space, lawn and pebbled borders, providing an excellent setting for outdoor entertaining or relaxation. Parking for up to three cars is available on the driveway to the righthand side of the property, in front of the garage which has been fully insulated and plastered and has an access door to the rear garden. Additional access to the rear garden is via a gate from the driveway. Further benefits include: air-source heat pump; electric garage door; EV charging point; water softener; blinds to all windows; wood-effect flooring throughout the ground-floor accommodation; low-maintenance front garden. Estate management charge £429.00 per annum (payable monthly or one payment). Close to Six Villages amenities, shops, schools, Barnham mainline train station and bus routes. EPC - B. Council Tax Band - F. Tenure - freehold.

Price £515,000

Local • Friendly • Professional



10 Humphrey Way

Eastergate, PO20 3AU



- Detached 4-bedroom house
- Kitchen / dining room
- Living room
- Study
- Utility / cloakroom
- Ensuite shower room
- Family bathroom
- Garage, driveway & EV charging point
- Landscaped front & rear gardens
- Air-source heat pump

Kitchen

13'2" x 10'9" (4.03 x 3.28)

Dining room

12'9" x 9'3" (3.91 x 2.83)

Living room

12'7" x 17'0" (3.84 x 5.19)

Study

6'9" x 8'5" (2.08 x 2.58)

WC / Utility

6'8" x 5'4" (2.05 x 1.64)

Bedroom 1

10'4" x 10'0" (3.17 x 3.05)

Ensuite shower room

6'5" x 5'3" (1.96 x 1.61)

Bedroom 2

10'1" x 10'9" (3.08 x 3.30)

Bedroom 3

9'1" x 10'7" (2.77 x 3.24)

Bedroom 4

9'10" x 9'10"/226'4" (3.02 x 3/69)

Bathroom

7'0" x 6'3" (2.15 x 1.93)

Garage

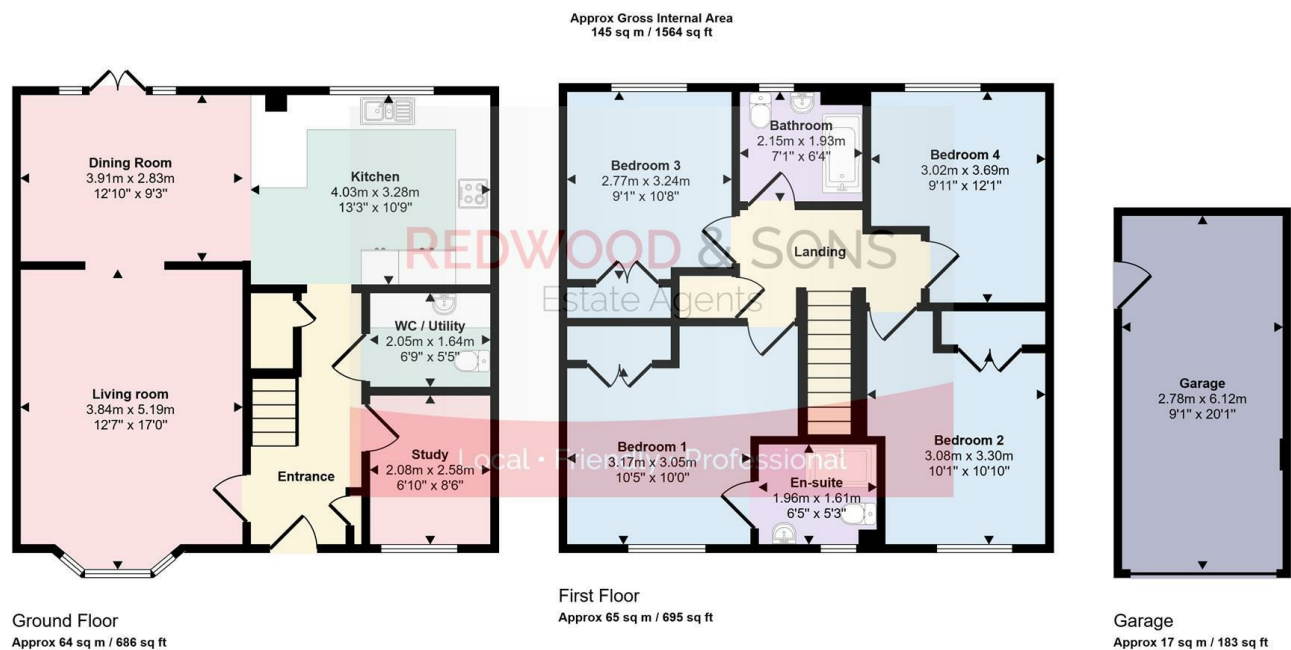
9'1" x 20'0" (2.78 x 6.12)



Directions

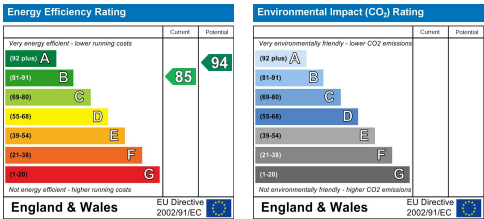


Floor Plan



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 firms 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

Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)