

WHITE &  
BROOKS  
CHICHESTER



# Offers in Excess of £250,000

Stempswood Way • Bognor Regis • West Sussex

## “Stunning Staggered Mid-Terrace House”

- ❖ In the highly sought after location of Barnham
- ❖ Sitting Room with Bay Window
- ❖ Dining Room
- ❖ Modern Kitchen
- ❖ Three Bedrooms
- ❖ Summerhouse with electric
- ❖ Garage

# About The Property

White & Brooks are delighted to offer this staggered mid terrace family home in the highly sought after area of Barnham. The area boasts its own railway station with direct links to London and the A27 nearby. Local schools include the reputable St Philip Howard Catholic High School and Barnham Primary School. The village also has a good variety of local shops and doctor's surgeries nearby.

This stunning 3 bedroom house has been beautifully decorated throughout. The property has a spacious ground floor featuring a living room with bay window and fireplace, dining room leading out onto the rear garden and modern kitchen. On the first floor are three bedrooms, airing cupboard and family bathroom.

This property further benefits from a well presented timber summerhouse in the rear garden with power, currently being used as a workshop, so great for anyone working from home or for extra versatile space.

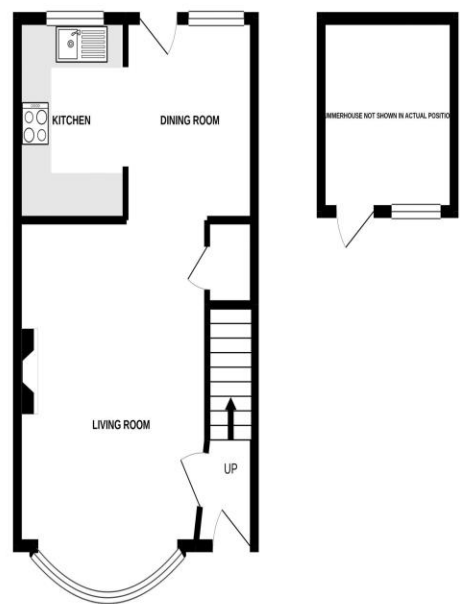
The garden also has a decking area with laid to lawn area, raised flower beds and rear access gate. The property also comes with a garage with up and over door located to the rear of the property.

An internal viewing is highly recommended to appreciate all this property and location has to offer.

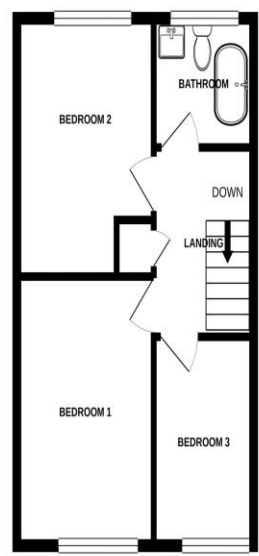


# Floorplan and EPC

GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

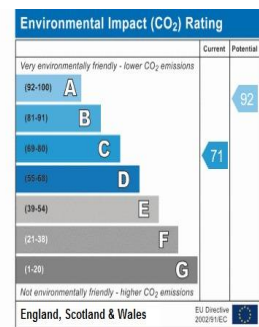
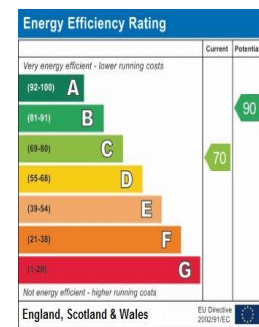


1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Room Details

## **Living Room** 17' 7" x 12' 9" (5.35m x 3.88m)

Spacious room with double glazed bay window to the front aspect with window seat. Fireplace with electric fire in place. Wooden flooring throughout. Skimmed ceilings. Pendant light. Wall mounted radiator.

## **Dining Room** 9' 3" x 8' 6" (2.81m x 2.58m)

Double glazed windows and door leading to rear aspect making this room light and airy. Space for dining table and chairs. Wall mounted radiator. Skimmed ceilings with 2 feature hang lights and spotlights. Tiled floor throughout.

## **Kitchen** 9' 0" x 7' 1" (2.75m x 2.16m)

Double glazed window to the rear aspect. A range of base and eye level units, sink with mixer tap, built in gas hob with extractor fan and integral cooker. Space for kitchen appliances. Tiled in primary areas, tiled flooring, skimmed ceilings and pendant light.

## **Bedroom 1** 12' 4" x 9' 1" (3.77m x 2.77m)

Double glazed window to front aspect. Skimmed ceilings, pendant lighting with wall mounted radiator and fitted carpet.

## **Bedroom 2** 11' 11" x 9' 1" (3.63m x 2.77m)

Double glazed window to the front aspect. Skimmed ceilings, pendant lighting with wall mounted radiator and fitted carpet.

## **Bedroom 3** 9' 6" x 6' 8" (2.9m x 2.02m)

Double glazed window to front aspect. Skimmed ceilings, pendant lighting with wall mounted radiator and fitted carpet.

