

White & Brooks

CHICHESTER

£475,000

Skylark Way • Bognor Regis • West Sussex

“Recently Constructed Detached Family Home”



- ❖ Sought after Village Location
- ❖ Within Easy Reach of Barnham Station
- ❖ 3 En Suite Double Bedrooms
- ❖ Family Bathroom
- ❖ Utility Room
- ❖ Kitchen/Dining Room with Integrated Appliances
- ❖ Garage and Further Parking
- ❖ Balance of 10 Year HNBC Guarantee
- ❖ Rear Garden

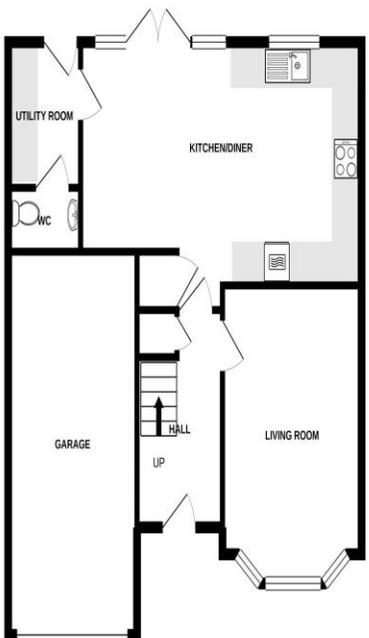
About The Property

White & Brooks are delighted to offer this recently constructed detached family home built by Redrow Homes in the sought after area of Barnham. The area boasts its own railway station with direct links to London and the A27 nearby. The reputable St Philip Howard Catholic High School is nearby, as is Barnham Primary School. The village also has a good variety of local shops, with doctor's surgeries also nearby. The accommodation is laid out over two floors and comprises a Kitchen/Dining Room, finished to a high standard with Silestone worksurfaces, integrated AEG Appliances and double doors lead to the rear garden. There is also a Utility Room, Living Room and Cloakroom. To the First Floor is the Master Bedroom with an En-Suite and there are further two double bedrooms also with En-Suite's. The property has a driveway providing parking leading to the Integral Garage. The private enclosed Rear Garden is mainly laid to lawn with a patio area adjoining the house and an area of raised decking to the rear of the garden. An internal viewing is essential to appreciate the quality of the accommodation on offer and the standard of finish.

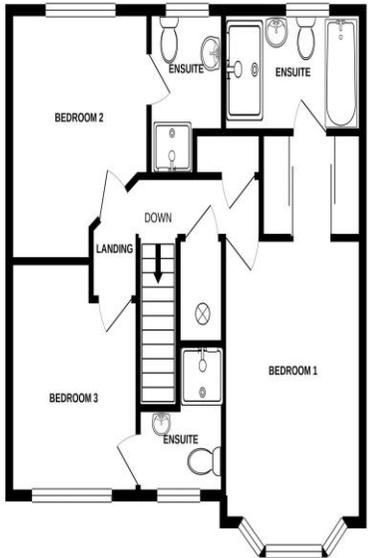


Floorplan and EPC

GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1395 sq.ft. (129.6 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

Entrance Hallway

Sitting Room 15' 9" x 10' 10" (4.80m x 3.30m)

Bay fronted double glazed window to front aspect. Wall mounted radiator. Skimmed ceilings with pendant and wall mounted light fittings.

Kitchen / Dining Room 21' 8" x 12' 9" (6.60m x 3.88m)

Spacious kitchen / dining room with window and double doors leading to rear garden. Integrated AEG appliances including fridge/ freezer. Built in gas hob with extractor fan, dishwasher, oven and further combination microwave, grill with oven. Low and high level shaker units. Silestone worktops with stainless steel sink and mixer tap. Parquet flooring throughout. Skimmed ceilings with spotlights and TV point.

Downstairs WC

Low level WC, wash hand basin and tile surround.

Utility Room

Master Bedroom 15' 10" x 10' 10" (4.82m x 3.30m)

Double glazed bay window to front aspect, wall mounted radiator, skimmed ceiling leading onto mirrored walk in wardrobe.

Ensuite to Master 10' 10" x 5' 11" (3.30m x 1.80m)

Double glazed opaque glass window to rear aspect, panel enclosed bath, walk in double shower, low level WC, wash hand basin, full length heated towel rail and tile surround.

Bedroom 2 12' 7" x 10' 9" (3.83m x 3.27m)

Double glazed windows to rear aspect, wall mounted radiator and skimmed ceiling.

Ensuite 7' 11" x 5' 8" (2.41m x 1.73m)

Double glazed opaque window to rear aspect, shower cubicle, low level WC, wash hand basin, full length heated towel rail and tile surround.

Bedroom 3 11' 7" x 10' 0" (3.53m x 3.05m)

Double glazed window to front aspect and wall mounted radiator and skimmed ceiling.

Ensuite 8' 3" x 6' 5" (2.51m x 1.95m)

Double glazed opaque window to front aspect, shower cubicle, low level WC, wash hand basin, full length heated towel rail and tile surround.

Garage

With up and over door.

Rear Garden

The rear garden is mainly laid to lawn with patio and decked area, raised landscaped beds, enclosed by fencing with side access.

