



Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Set back on a generous and private plot in a highly desirable Barnham street, this exceptional four-bedroom family home combines style, space, and versatile living throughout.

As you enter the property, you are immediately struck by the openness and abundance of natural light in the wide hallway, which flows seamlessly through the home. Light streams down from Velux windows on the first floor, creating a bright and welcoming atmosphere that continues throughout this outstanding family home.

To the left, the kitchen/breakfast room is a beautifully designed space with sleek black quartz worktops, a central island with storage cupboards, a double oven, induction hob, and a tiled floor. Spotlights and stylish pendant lighting over the island and breakfast table enhance the airy feel. Adjacent, the large utility room features matching quartz worktops with a sink, space for both washing and drying machines, excellent additional storage, a double-size wine cooler, and a dedicated boot and shoe cupboard, with direct access to the garden.

The expansive sitting room is flooded with natural light, featuring a fireplace and sliding glass doors opening onto the large, beautifully landscaped garden — perfect for both relaxing and entertaining. A formal dining room, which could alternatively be used as an additional ground-floor bedroom if required, provides an elegant space for family meals or dinner parties.

On the ground floor, there are two double bedrooms, including a luxurious master with built-in wardrobes spanning the full wall and a modern tiled walk-in shower en-suite. There is also an additional double bedroom. A dual-aspect study offers abundant light, ideal for working from home or studying. A convenient cloakroom WC completes the ground floor layout.

Upstairs, two further generously proportioned double bedrooms await. One enjoys a view of the rear garden and has built-in wardrobes. There is a modern tiled family bathroom with bath, separate shower cubicle, and sleek white fittings. The second first floor bedroom also benefits from garden views. Velux windows add additional brightness to the hall area offering tremendous space and light.

Outside, the expansive west-facing level rear garden is mainly laid to lawn and is truly a private oasis, with mature shrubs and trees, an ornamental pond, colourful planting for all seasons, and a patio perfect for alfresco dining. To the front, a generous driveway provides parking for three cars, complemented by a single garage.

Located on a quiet, desirable road yet within walking distance of the mainline station, bus stops, shops, and excellent schools, this thoughtfully extended and well-maintained home offers a rare opportunity for family living in Barnham. Viewing is highly advised.

Call or text 07506 730460 for viewing appointments with your local eXp agent quoting AM0249

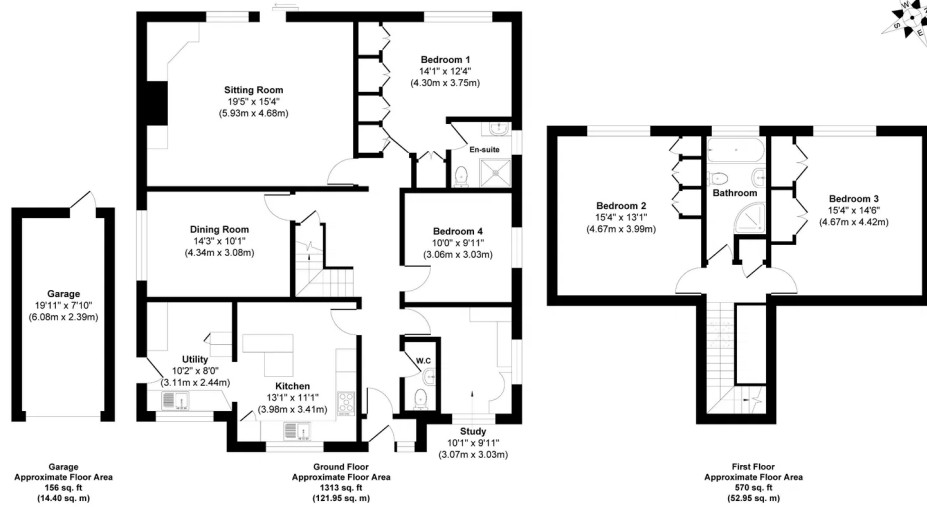




Downview Road, Barnham, Chichester, West Sussex

Offers in the Region of **£675,000**

Downview Road
 Approx. Gross Internal Floor Area
 2039 sq. ft / 189.40 sq. m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
 Produced by Home Focus Studio Ltd.





Alison McCarey

07506 730 460

alison.mccarey@exp.uk.com

<https://alisonmccarey.exp.uk.com/>