



Sims Williams



59 DOWNVIEW ROAD, BARNHAM, WEST SUSSEX, PO22 0EF



APPROXIMATE GROSS INTERNAL AREA = 1632 SQ FT / 151.6 SQ M
(EXCLUDING VOID)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

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£2,495 PCM

59, DOWNVIEW ROAD,
BARNHAM,
WEST SUSSEX, PO22 0EF

- Stunning Detached Family Home
- Renovated Throughout
- Open Plan Kitchen/Diner/Family Room
- Separate Lounge/Snug Room
- Four Bedrooms & Three Bathrooms
- Pets Considered
- Off - Road Parking
- 240' Rear Garden and Farmland Views
- Deposit: Five Weeks' Rent

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

This individual detached family home sits on a plot approaching 1/3 of an acre in a sought after residential area, close to good primary and secondary schools, shops and Barnham mainline station.

The property has been refurbished throughout to a high standard, including extension to the rear and a superb loft conversion.

The property offers versatile accommodation including of an entrance hall, superb kitchen/dining/family room with underfloor heating and bi-fold doors to outside.

The entrance hall includes a cleverly designed reception area near the stairs, which could be used as a study area.

There is a separate lounge/snug room overlooking the front.

The contemporary kitchen area comprises a good range of high gloss units with integrated appliances, large breakfast island with ample space for bar stools and area opening into the family room.

There is a separate utility with cloakroom.

There is a ground floor bedroom with en suite including bath, wash hand basin and w.c. and there is also another bedroom on the ground floor.

On the first floor, there are two further bedrooms, one with an en suite shower room and WC and a family bathroom suite with shower/bath, wash hand basin and WC.

Outside, there is a large 240' rear garden, mainly laid to lawn with large patio area and superb views over open-farmland.

The front garden is gravelled and provides ample off road parking and has gated side access.

Please note that furnishings are computer generated images and are not to scale and are for illustrative purposes only.

N B A well behaved pet will be considered by the owners.

Directions

From Barnham Station proceed in a westerly direction along Barnham Road for about half a mile. Take the 4th turning right into Downview Road where the property can be found on the right hand side of the road.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

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