

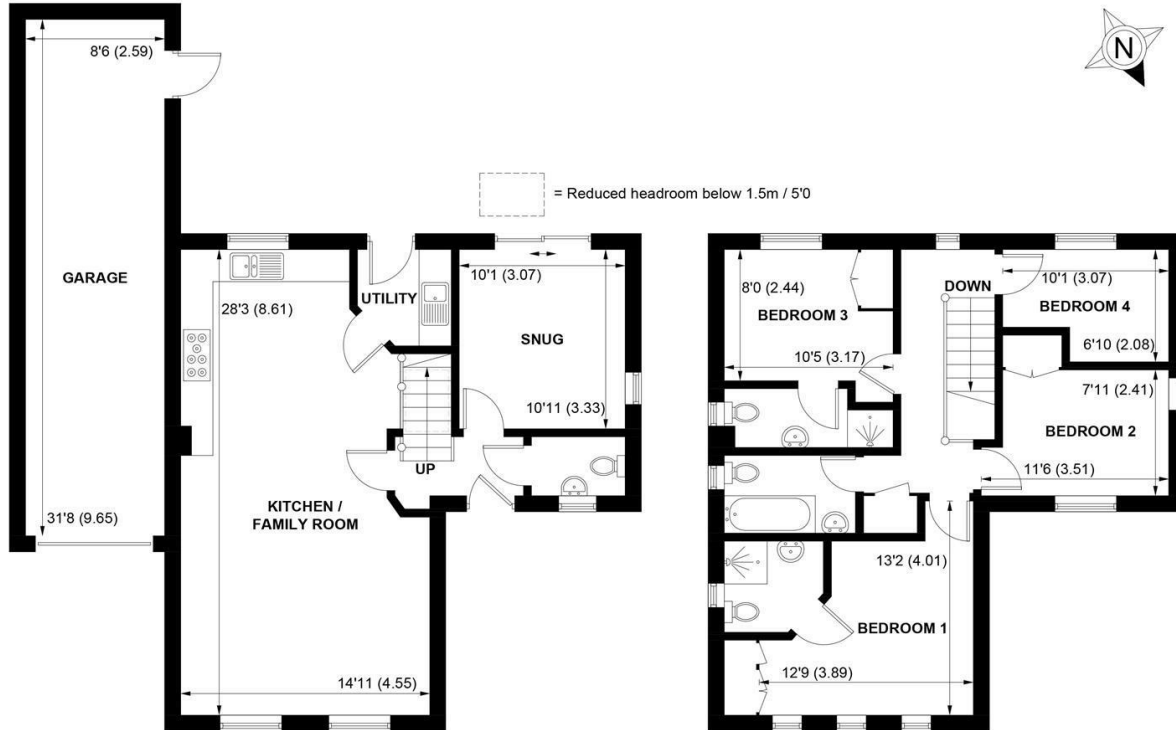
The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

Sims Williams



8 SAXBY CLOSE, BARNHAM, WEST SUSSEX, PO22 0GN





**GROUND FLOOR**

**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1238 SQ FT / 115.0 SQ M**

**GARAGE = 271 SQ FT / 25.2 SQ M**

**TOTAL = 1509 SQ FT / 140.2 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©**

**Produced for Sims Williams**

# £465,000 Freehold

8, SAXBY CLOSE,  
BARNHAM,  
WEST SUSSEX, PO22 0GN

- Detached House
- Favoured Private Development
- Open-Plan Kitchen/Family Room
- Further Reception Room
- 4 Bedrooms
- 2 En-Suite Shower Rooms & Bathroom
- South Facing Rear Garden
- Driveway Parking & Tandem Garage
- Close To Station And Amenities

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = F

Spacious detached house occupying an enviable position within a popular private development, with a 3 minute walk to Barnham's mainline station and close to other amenities, including shops and schools.

The generous accommodation is arranged over 2 floors and comprises entrance with stairs leading to the first floor and door to downstairs cloakroom.

The double aspect open-plan kitchen/family room is fitted with a good range of wooden units with worksurface over, integrated dishwasher and space for further appliances including range style cooker. The utility room leads onto the rear garden and there is a further 2nd reception room/snug.

To the first floor there are 3 double bedrooms, each with built-in cupboards and further single bedroom. There are en suite shower rooms to bedrooms 1 and 3, with a further family bathroom with suite comprising panelled bath, wash basin and WC.

Outside, there is established planting and driveway parking in front of the double tandem garage, which has power and lighting. There is also parking on road. The south facing rear garden is low-maintenance with personnel door leading to the garage.

Hobdens Management Company. Cost approximately £41.25 per month (£495 per annum) which INCLUDES 2x parking permits and 1x visitors permit

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From Barnham Station proceed in an easterly direction along Barnham Road, taking the first turning on the right into Saxby Close. As the road bends round, number 8 will be found on the right hand side.

