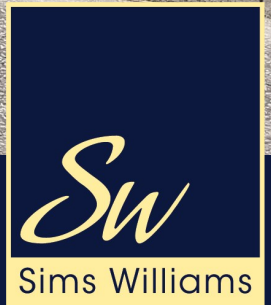




ARGYLL HOUSE

NYTON ROAD | EASTERGATE | PO20 3UP



ARGYLL HOUSE

NYTON ROAD, EASTERGATE, PO20 3UP

- Grade II Listed
- Spacious Accommodation
- 3 Reception Rooms
- Kitchen/Family Room
- 4 Large Bedrooms
- 2/3 Bedroom Annexe
- Further Outbuildings
- Superb Walled Gardens
- Renovation Project

Situated in a convenient location being easily accessible to local shops, schools and public transport including Barnham Station which is about a mile away.

Argyll House is a superb Grade II Listed property which provides a spacious family house, self contained annexe and outbuildings which could be utilised to provide further accommodation or home office space, subject to planning etc.

The main house comprises a reception hall with doors leading to the main living room which has a feature open fireplace. The separate dining room has a brick fireplace and connecting door to the annexe.

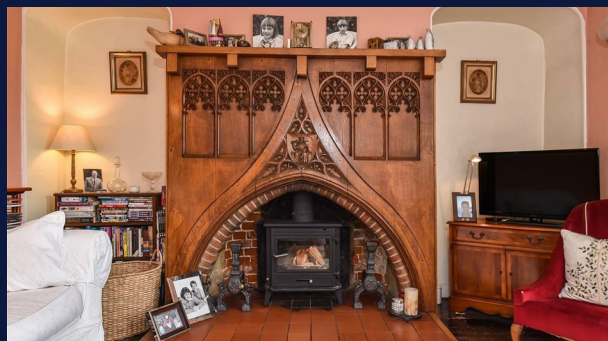
Fitted with a range of units and integrated appliances, the kitchen family room has space for a dining table and chairs and doors leading to the sun room/utility room which in turn opens onto the gardens.

On the first floor there are 4 good size double bedrooms and a family bathroom with bath, wash basin, WC and separate shower cubicle.

The ground floor annexe requires complete renovation but provides useful accommodation for a dependant relative or for use as additional income from Air B&B etc. It provides a living room, 2 bedrooms, kitchen and a bathroom.

Outside, the superb walled gardens are a particular feature providing large areas of lawn surrounded by well stocked and mature borders. There is also a rose garden and ornamental pond.

The outbuilding provide further storage but could, (subject to planning) be altered to provide further accommodation or a suitable work from home office suite.



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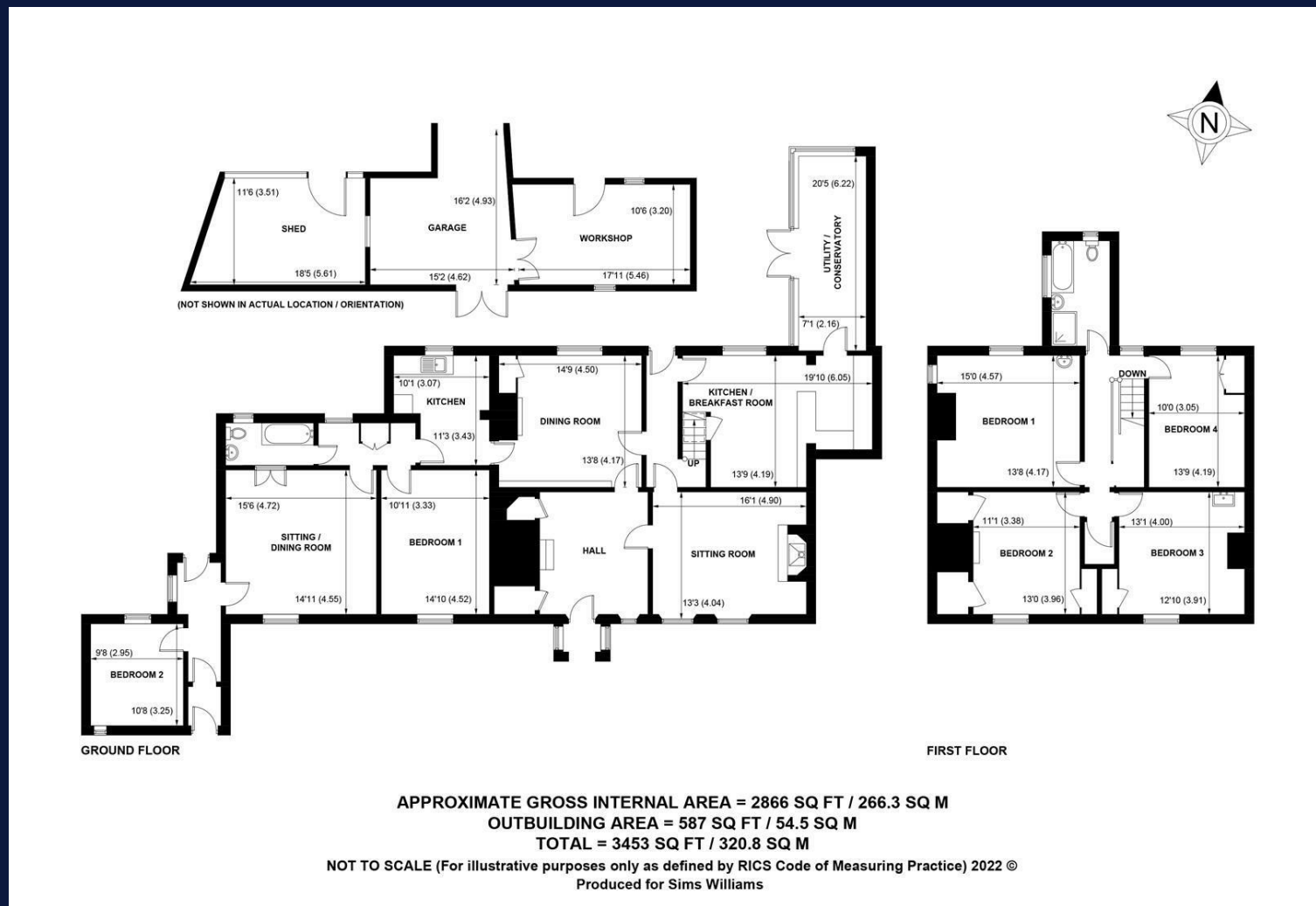
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Council Tax Band G

From the War Memorial at the bottom of Fontwell Avenue, head west along Nyton Road. Argyll House will be found on the right hand side of the road, opposite the Village Stores.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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