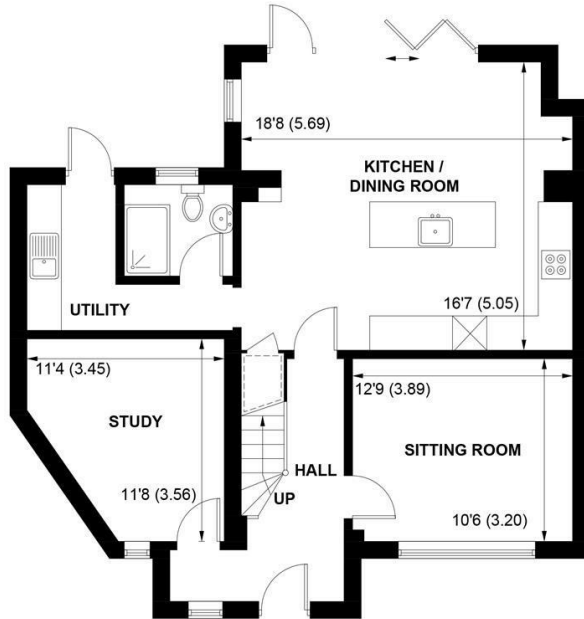


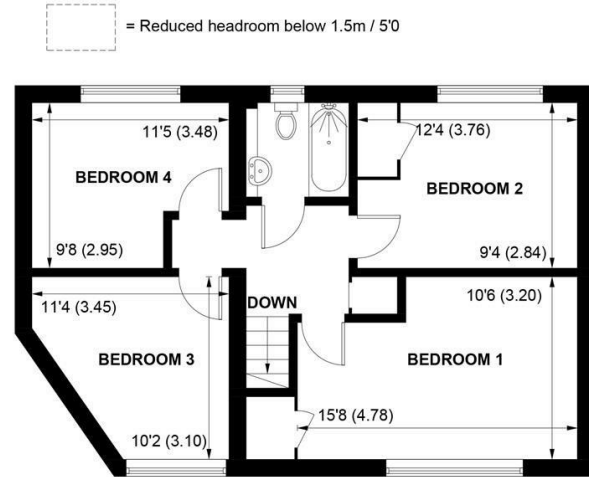


31 BARNETT CLOSE, EASTERGATE, SUSSEX, PO20 3UW





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1418 SQ FT / 131.7 SQ M

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

£425,000 Freehold

31, BARNETT CLOSE,
EASTERGATE,
SUSSEX, PO20 3UW

- Extended End Of Terrace House
- Bright Living Room
- 2nd Reception Room
- Stunning Kitchen/Diner/Family Room
- Separate Utility Room
- Ground Floor Shower Room
- 4 Double Bedrooms
- Family Bathroom
- Garden & On Street Parking

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

This end of terrace home has been recently extended and completely re-modernised to offer a deceptively spacious and comfortable family home. Situated in a convenient location in Eastergate within walking distance of schools, shop and Post Office.

Accommodation comprises entrance hallway with stairs to the first floor, bright living room and good size playroom/study or second living room.

The impressive kitchen/dining room has a tiled floor and bi fold doors out to the garden. The kitchen is fitted with a good range of units with built in appliances and a large central island/breakfast bar. There is ample space for dining table and chairs.

Separate utility room with sink and storage, space for appliances and a door to the outside. There is also a lovely ground floor shower room with large walk in shower, wash hand basin and WC.

Upstairs there are 4 double bedrooms and a fully tiled family bathroom consisting of shaped bath with shower over, wash basin in vanity unit and WC.

Outside the rear garden is laid to lawn with large paved patio and a side access gate. To the front the garden is open plan and there is ample on road parking.

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 the War Memorial roundabout at the bottom of Fontwell Avenue, proceed along Nyton Road, taking the first turning on the right into Barnett Close. Continue round to the right and the house will be found towards the end on the left hand side.

