

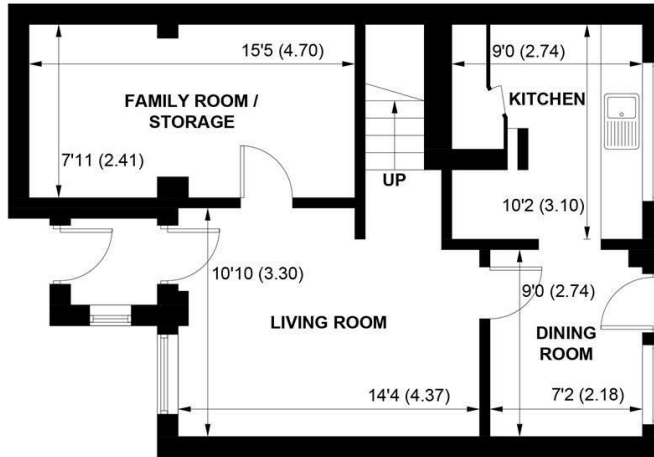
SW

Sims Williams

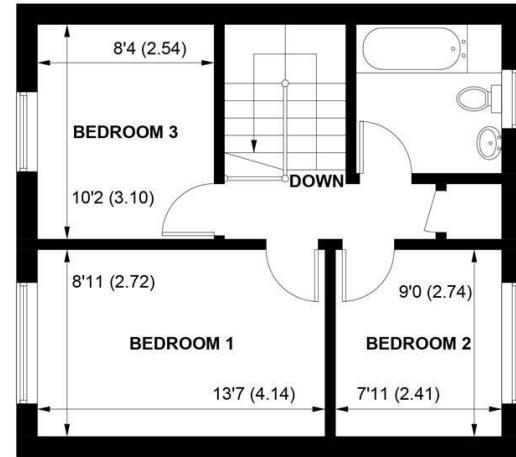


2 FARNHURST ROAD, BARNHAM, WEST SUSSEX, PO22 0JS





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 945 SQ FT / 87.8 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams**

£328,300 Freehold

2, FARNHURST ROAD,
BARNHAM,
WEST SUSSEX, PO22 0JS

- Semi Detached Family House
- Bright & Spacious Accomodation
- Sitting Room
- Dining Room With Patio Doors
- Modern Fitted Kitchen
- Family Room/Storage /Utility Area
- 3 Good Size Bedrooms
- Westerly Rear Garden
- Ample Driveway Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

Conveniently situated within walking distance of the schools, shops and mainline railway station in Barnham village.

This beautifully presented, semi-detached family house offers bright, spacious and versatile accommodation.

Comprising entrance porch with door leading to living room which is a bright, generous size room with arch way and stairs leading to the first floor and doors to both the family room and dining room.

The dining room overlooks the rear garden with patio doors leading out. The kitchen is fitted with a range of white fronted units, work tops, space and plumbing for dishwasher and further space for appliances.

The former garage is currently being used as a family/storage room with utility area, being located off from the living room, so could be re-instated.

*We understand that building regulation approval has not been obtained for the conversion of the garage.

On the first floor there are 3 good size bedrooms together with a modern family bathroom having a white suite with shower/bath and screen, vanity wash basin and WC.

Outside the enclosed westerly rear garden is mainly laid to lawn with a raised deck and gravelled areas, storage shed and side access. There is a further area of garden to the side of the property with driveway parking for up to 3 vehicles to the front.

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 our office at 5 Maple Parade, Walberton proceed west along The Street toward the pond and village green. Take the left fork into Barnham Lane and continue to Barnham, taking the turning on the left into Kingsmill Road and follow the road round into Farnhurst Road. The property is on the right hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

