

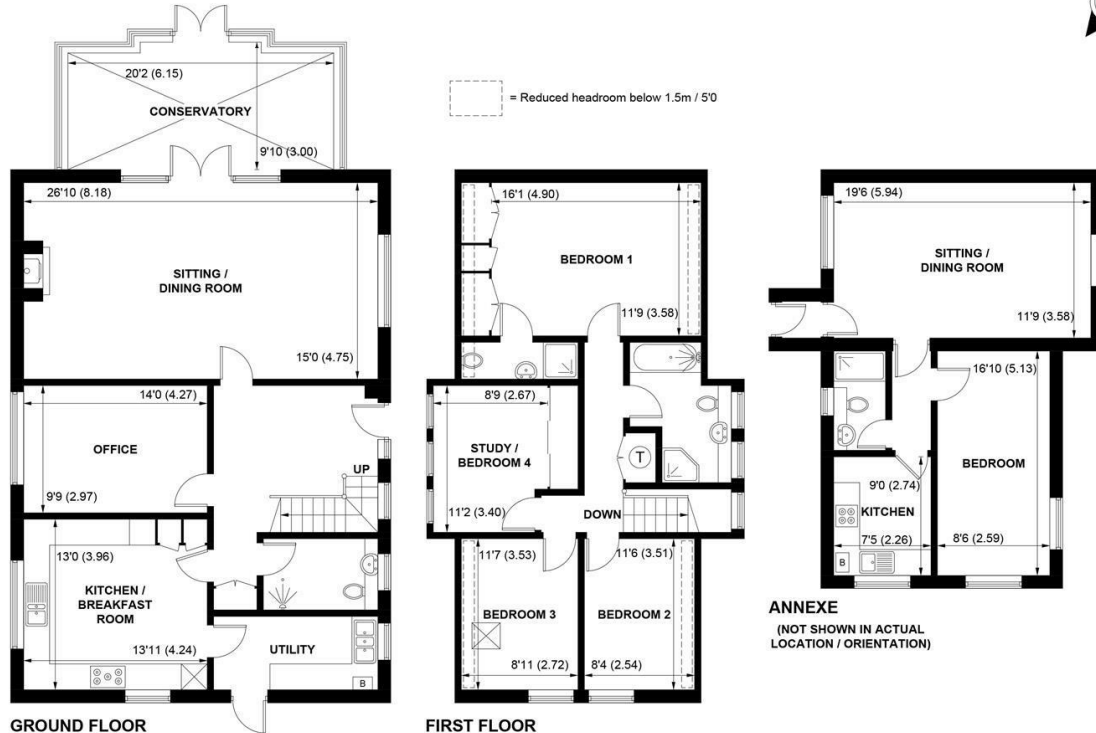
SW

Sims Williams



130 BARNHAM ROAD, BARNHAM, WEST SUSSEX, PO22 0EH





APPROXIMATE GROSS INTERNAL AREA = 1994 SQ FT / 185.3 SQ M

ANNEXE = 539 SQ FT / 50.1 SQ M

TOTAL = 2533 SQ FT / 235.4 SQ M

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

£750,000 Freehold

130, BARNHAM ROAD,
BARNHAM,
WEST SUSSEX, PO22 0EH

- Detached Family House
- Offers Versatile Accommodation
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility, Ground Floor Wet Room
- 4 Good Size Bedrooms
- En Suite & Family Bathroom
- + Self Contained 1 Bed Annexe
- South/West Facing Rear Gardens

EPC RATING HOUSE & ANNEXE

Current = C & C

Potential = B & B

COUNCIL TAX BAND HOUSE & ANNEXE

Band = F & A

A bright and spacious, detached four bedroom family home, offering versatile accommodation and benefitting from having a 1 bed self-contained annexe, making it ideal for multi-generational family living.

The property is conveniently located close to amenities in Barnham, including a mainline train station with its regular London and coastal service. Schools for all ages are also close by, whilst good road links to surrounding area are easily accessible.

The ground floor accommodation is generous in size and comprises a reception hall with staircase to the first floor, a cloaks cupboard, a wet room with WC, kitchen/breakfast room with separate utility, large sitting/dining room, conservatory and an office which could also be used as a double bedroom.

The kitchen/breakfast room has double aspect and is fitted with a good range of matching units with work tops having integrated appliances include gas hob with extractor over, oven and dishwasher. There is space for upright fridge/freezer and ample space for breakfast table and chairs. Tiled flooring. Door leading into separate utility and further door to outside.

The generous size sitting/dining room features a fireplace and has double doors leading into the conservatory with an Argon climatized roof and having further doors to outside.

From the first floor there are 4 good size bedrooms, with the main bedroom benefitting from having built-in wardrobes to one wall and en suite shower room. The family bathroom suite features a bath and separate shower, vanity wash basin and wc.

Outside the rear garden is south/westerly facing, having been beautifully landscaped with mature trees, shrubs and attractive flowering plants, gravelled areas, pergola with a patio terrace area suitable for alfresco entertaining and the remainder being mainly laid to lawn.

The property benefits from having a self-contained one bedroom annexe (formally the garage), which comprises a good size sitting/dining room, separate fitted kitchen, fitted with modern units comprising hob and oven, space for fridge/freezer, space and plumbing for washing machine. There is a generous double bedroom and a modern shower room with WC, making this ideal for independent living.

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 a westerly direction along Barnham Road towards Eastergate. The property can be found on the right hand side in a private road, between Syke Cluan Close and Drivers Way.



