





APPROXIMATE GROSS INTERNAL AREA = 1062 SQ FT / 98.7 SQ M

SUMMER HOUSE = 330 SQ FT / 30.7 SQ M

UTILITY = 29 SQ FT / 2.7 SQ M

TOTAL = 1421 SQ FT / 132.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams



# £475,000 Freehold

1 DUKES COTTAGES,

YAPTON ROAD,

BARNHAM,

WEST SUSSEX, PO22 0BQ

- Character House With Period Features
- Farmhouse Style Kitchen
- Two Reception Rooms
- Ground Floor Bathroom/WC
- Three Double Bedrooms
- Enclosed Garden to Front
- Conservatory/Garden Room
- Summer House/Potential Air BNB
- Driveway with Ample Parking

## EPC RATING

Current = D

Potential = B

## COUNCIL TAX BAND

Band = D

An extended, bright & spacious character cottage with period features, located in a semi-rural location of Barnham.

The ground floor accommodation comprises, good size kitchen, conservatory, dining room with stairs to 1st floor, sitting room, bathroom with white suite comprising panelled bath, wash basin, WC, bidet and window.

The kitchen is a good size, being double aspect with wood fronted units, butler sink and integrated appliances including gas hob with electric oven under. There is space and plumbing for washing machine and dishwasher. Tiled splash backs, tiled flooring and door to outside.

The dining room features a wood-burning stove, ample space for table and chairs, window overlooking the enclosed front garden. There is a step up to an arched opening, leading into an ornate conservatory/garden room with further double doors leading to outside.

The sitting room features a wood-burning stove with attractive hearth and surround. Picture rail, wood flooring and window overlooking the front garden.

From the first floor, there are three good size double bedrooms all with wood flooring and the main having a feature fireplace.

Outside, the main garden is to the front, being south facing and secluded by mature shrubs and trees including an attractive Willow tree and Magnolia, with the remainder being mainly laid to lawn. The grounds wrap around to 2 sides with gravel and patio areas to the rear.

There is a large summer house to one side which could be used as a studio/home office or possibly as Airbnb as it has two rooms with a small kitchenette area and a separate WC with wash hand basin and shower.

The gravelled private driveway offers ample off road parking and is accessed by a five-bar gate.

### 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 Village, proceed along Barnham Road going under the bridge into Yapton Road (B2233). Follow the road along, past the Old Windmill on the right and a short distance along, the property can be found on the left hand side with the Willow tree.

