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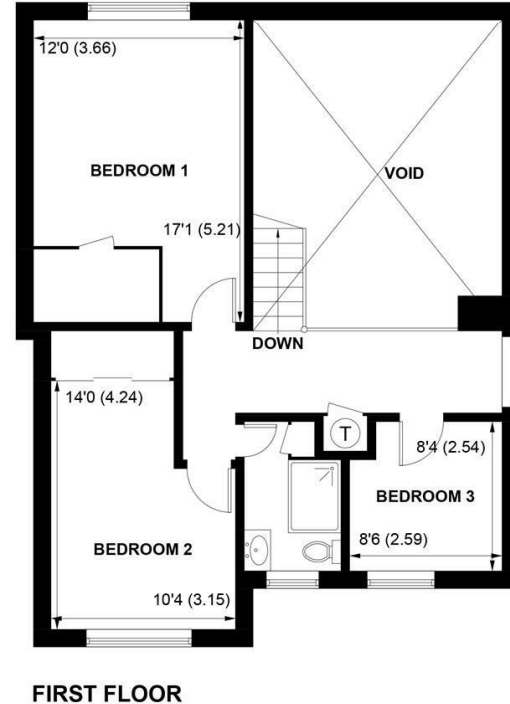
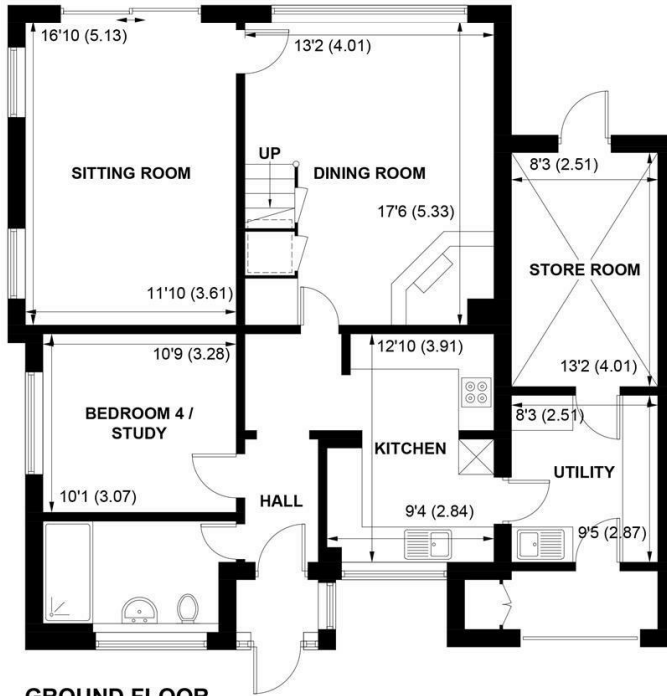
Sims Williams



61 BARNHAM ROAD, BARNHAM, SUSSEX, PO22 0EP







APPROXIMATE GROSS INTERNAL AREA = 1709 SQ FT / 158.8 SQ M
(EXCLUDING VOID)

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

£700,000 Freehold

61, BARNHAM ROAD,
BARNHAM,
SUSSEX, PO22 0EP

- Double Aspect Living Room
- Feature Dining Room
- Refitted Kitchen
- Bedroom 4/Study
- Ground Floor Shower Room
- 3 First Floor Bedrooms
- Modern Family Bathroom
- 150' Southerly Gardens
- Scope For Further Extension

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = E

Situated in a most convenient location, this versatile family house provides bright accommodation which could be further extended subject to planning.

The bright lounge overlooks and opens onto the feature gardens. The individual dining room has a feature fireplace with wood burning stove, vaulted ceiling and views over the garden. There is a ground floor bedroom/study with adjacent refitted shower room.

There is a fitted kitchen with a range of modern units, built in double oven, induction hob with extractor, integrated fridge/freezer and dishwasher. There is a door from the kitchen to the large utility room with plumbing washing machine and door to a storeroom.

On the first floor the galleried landing overlooks the dining room.

The generous master bedroom overlooks the rear gardens and has a walk in wardrobe. There are 2 further bedrooms, one with fitted wardrobes. There is a recently refitted family

bathroom with shower, vanity unit, full length cupboard with double charging point, heated towel rail and WC.

The rear garden is a particular feature being some 150' in length laid to shaped lawns with decking area and mature well stocked borders. There is a separate vegetable garden with raised beds and greenhouse. The enclosed front garden provides ample off 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 Barnham Station proceed westerly along Barnham Road. The property will be found after a few hundred yards on the left.



