

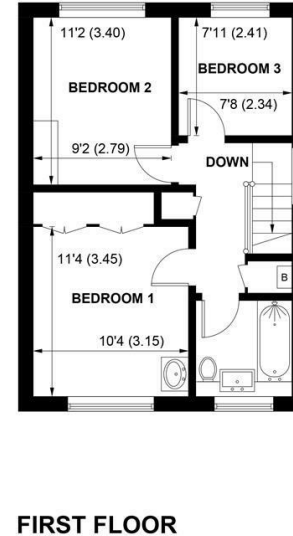
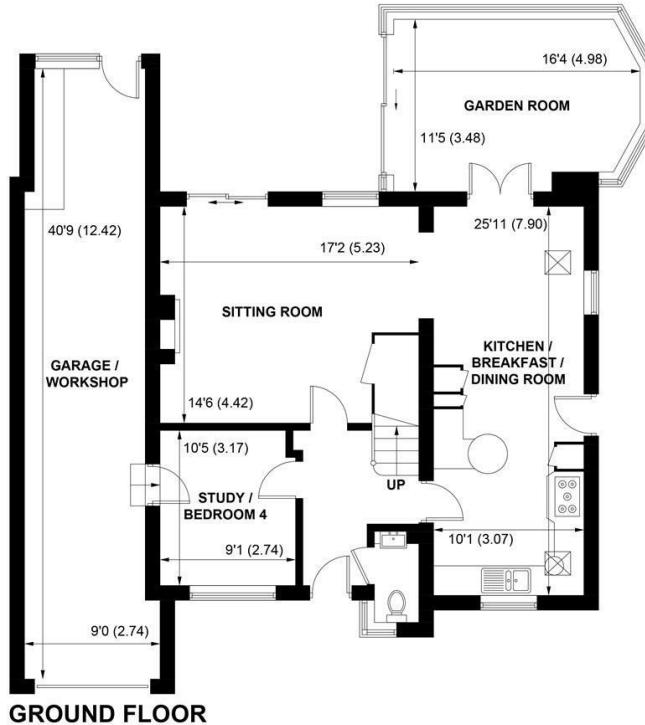
SW

Sims Williams



38 WENTWORTH CLOSE, BARNHAM, WEST SUSSEX, PO22 0HS





**APPROXIMATE GROSS INTERNAL AREA = 1716 SQ FT / 159.4 SQ M  
(INCLUDING GARAGE / WORKSHOP)**

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

# £535,000 Freehold

38, WENTWORTH CLOSE,  
BARNHAM,  
WEST SUSSEX, PO22 0HS

- Stunning Detached Family House
- Stylish Kitchen/Breakfast/Dining Room
- Sitting Room & Separate Garden Room
- Cloakroom/WC
- Ground Floor Bedroom
- 3 Bedrooms on 1st Floor
- Modern Family Bathroom
- Southerly Rear Garden
- 40' Garage/Workshop

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = E

A stunning New England style, extended detached family house offering spacious and versatile accommodation. Situated in a quiet cul de sac location whilst being easily accessible to the facilities in Barnham.

The accommodation comprises entrance hall, cloakroom, ground floor bedroom/study with internal door leading into the garage/workshop.

There is a stylish modern fitted kitchen/breakfast/dining room into the extended part of the house with vaulted ceiling and door to outside, along with a good range of units having integrated appliances and further space for appliance. Breakfast bar area and ample space for dining table and chairs. Opening through to:

The sitting room which is a generous size with feature wall, fireplace and sliding patio doors. There is also a triple aspect garden room offering further entertaining space and doors to outside.

On the first floor there are 3 bedrooms, two of which are doubles with built in cupboards and a modern sink unit to the main. The family bathroom is a modern white fitted suite.

Outside. The attractively landscaped rear garden benefits from being southerly aspect with a generous patio, lawn areas, mature shrubs and colourful planting.

The front garden area has also been attractively landscaped with lawn area to one side, mature tree with attractive plant borders.

The property is accessed via a double width drive and provides access to the 40' double length garage and workshop.

## 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 west along Barnham Road. Turn right after the pedestrian crossing into Elm Grove and continue into Orchard Way. Turn left into Spinney Walk and left again into Wentworth Close, where the property can be found at the far end.

