

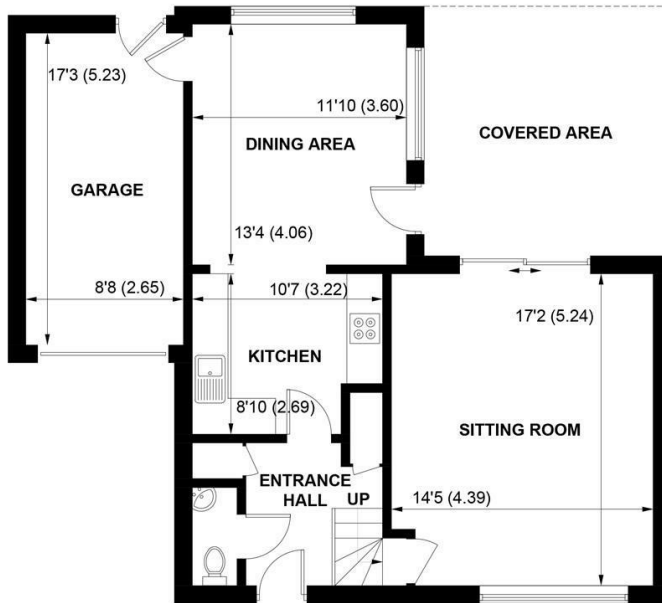
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Sims Williams

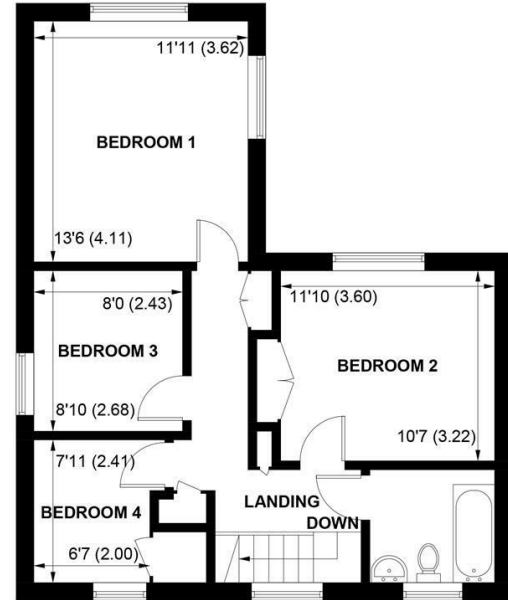


20 WENTWORTH CLOSE, BARNHAM, SUSSEX, PO22 0HS





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1367 SQ FT / 127.0 SQ M  
(INCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©  
Produced for Sims Williams

# £550,000 Freehold

20, WENTWORTH CLOSE,  
BARNHAM,  
SUSSEX, PO22 0HS

- Detached Family House
- Generous Sitting Room With Woodburner
- Bright Kitchen/Diner
- Ground Floor Cloakroom
- 4 Good Size Bedrooms
- Modern Family Bathroom
- Garden With Stunning Views
- Covered Patio Area
- Garage & Driveway Parking

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = D

A well presented detached house in a quiet location within easy reach of the amenities in Barnham including schools, shops and mainline railway station.

Accommodation comprises entrance hall with cloakroom and stairs to the first floor. Spacious sitting room with woodburner and sliding doors to the covered patio area.

Bright dual aspect kitchen/diner overlooking the garden. The kitchen is fitted with a good range of modern units with built in oven, hob with extractor over and space for further appliances. The dining area has ample space for large table and chairs, and a door to the garage.

Upstairs there are 4 good size bedrooms, bedrooms 1 and 2 having stunning views toward the South Downs and the Nore Folly in Slindon.

The modern family bathroom consists of bath with shower over, wash basin and WC.

The rear garden is a good size being

mainly laid to lawn with covered patio area accessed from the sitting room and a further seating area with views over farmland. There is a large shed with power and light.

To the front there is a further area of lawn and driveway parking leading to the garage with electric door.

## 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 on the right hand side.

