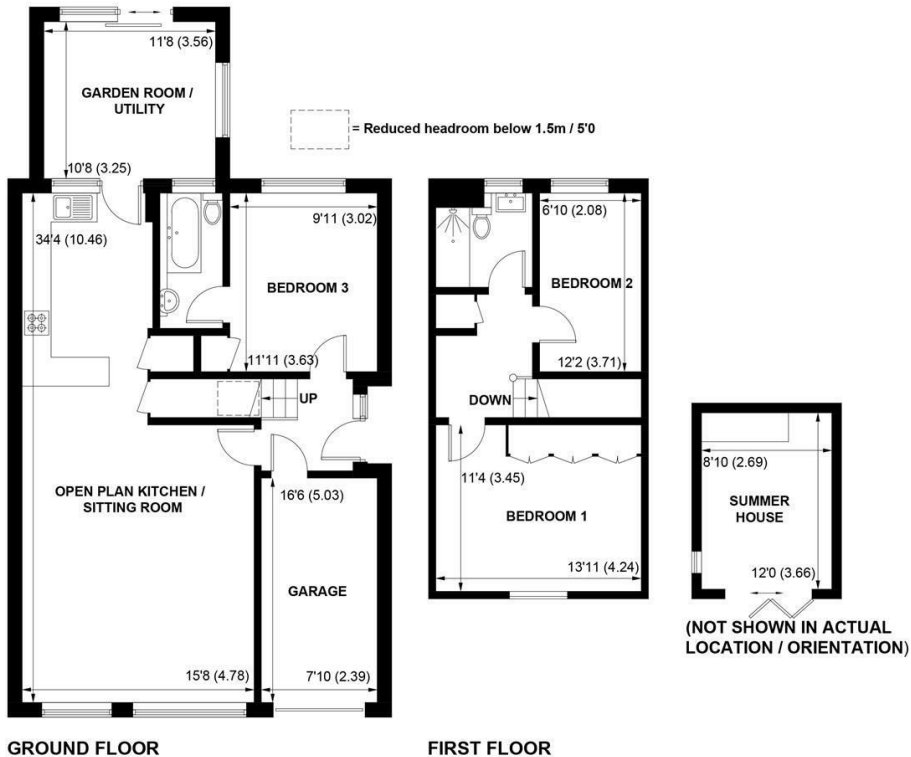




56 FARNHURST ROAD, BARNHAM, WEST SUSSEX, PO22 0JW





**APPROXIMATE GROSS INTERNAL AREA = 1339 SQ FT / 124.4 SQ M
(INCLUDING GARAGE)**

SUMMER HOUSE = 105 SQ FT / 9.8 SQ M

TOTAL = 1444 SQ FT / 134.2 SQ M

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

£375,000 Freehold

56, FARNHURST ROAD,
BARNHAM,
WEST SUSSEX, PO22 0JW

- Detached Chalet Bungalow
- Open Plan Living Room/Kitchen
- Garden Room
- Ground Floor Bedroom With En Suite
- 2 Further Bedrooms
- Family Shower Room
- Summer House
- Off-Road Parking & Garage
- Walk to Mainline Station

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

This extended detached chalet is situated in a sought-after location, within a few hundred yards of village amenities including schools, shops and mainline train station.

The property offers versatile living accommodation and comprises entrance hall with stairs to first floor and door leading to integral garage.

The living room and kitchen are open plan, with the kitchen being fitted with a range of modern gloss units with appliances including single oven, gas hob and extractor over, with space for further appliances.

A door leads to the garden room, currently utilised as a dining room, with patio doors to the garden.

There is a ground floor bedroom with part-tiled en suite bathroom consisting of bath, wash basin and WC.

To the first floor there are 2 further bedrooms, with bedroom 1 benefitting from built-in wardrobes. There is also a shower room with double shower cubicle, wash basin and WC.

Outside, the front garden has an area of pretty planting and there is driveway parking for several cars in front of the integral garage. The rear garden is mainly to lawn with patio area and a summerhouse, which is ideal as a home office/hobbies room, with power and lighting.

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 Walberton Village proceed west along The Street toward the village green and duck pond bearing left and continuing southwards down Barnham Lane, take the first turning on the right into Kingsmill Road, left into Farnhurst Road.

