

Sw

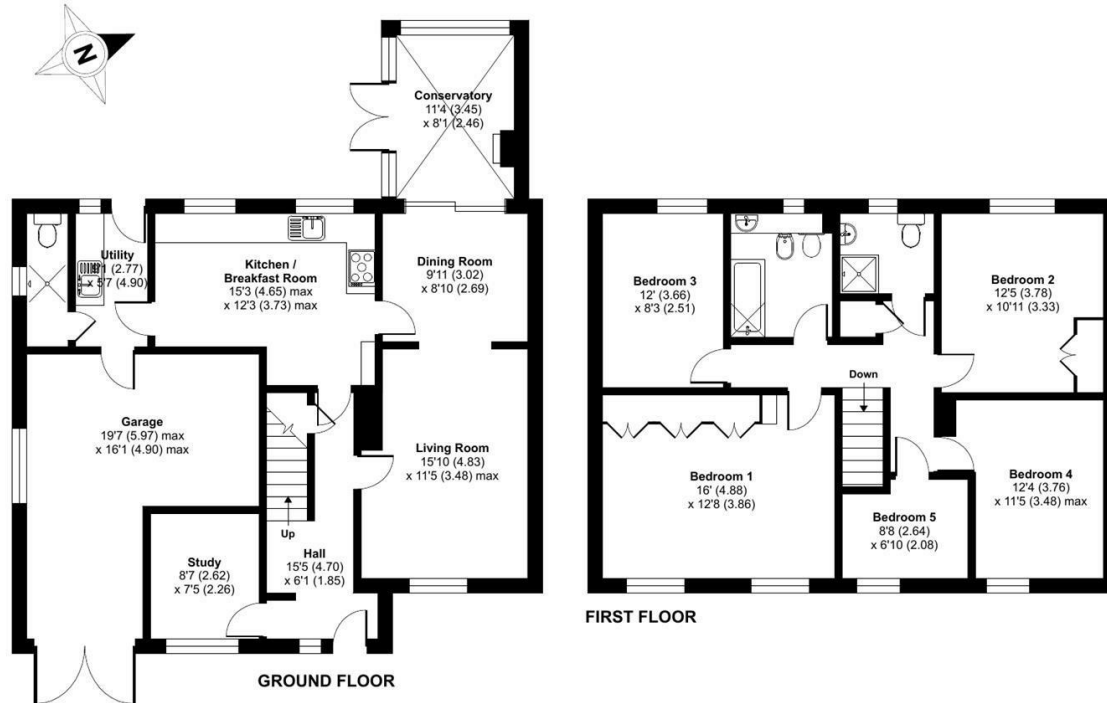
Sims Williams



5 CRITCHMERE ROAD, EASTERGATE, SUSSEX, PO20 3XA

Approximate Area = 1937 sq ft / 179.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1197160



WALBERTON OFFICE

5 Maple Parade
Walberton
BN18 0PR

Tel 01243 551368
walberton@simswilliams.co.uk
simswilliams.co.uk

OIEO £500,000

Freehold

5, CRITCHMERE ROAD,
EASTERGATE,
SUSSEX, PO20 3XA

- Semi Detached Family House
- 5 Reception Rooms
- Kitchen/Breakfast Room & Utility
- 5 Bedrooms
- 2 Family Bathrooms
- Double Garage - Partly Converted
- Ample Driveway Parking
- In Catchment of Local Schools

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

Situated in the popular village of Eastergate is this well presented semi detached house.

An array of amenities can be found a little over a mile away in Barnham village, including shops, eateries and mainline train station.

The ground floor comprises spacious entrance hall with stairs to first floor, cloakroom, study, kitchen/breakfast room, utility, integral garage and conservatory.

The kitchen/breakfast room is fitted with shaker style units with work tops and space for appliances, there is also ample room for table and chairs. Utility room with space and plumbing for washing machine and tumble dryer. Internal door into garage.

On the first floor there are 5 bedrooms, 4 of which are good size doubles. Bedrooms 1 and 2 have fitted wardrobes. There is a family bathroom with bath and shower over, wash basin and WC. There is also a shower room with wash basin and WC.

Outside the mature rear garden is mostly laid to lawn, large paved patio making it suitable for entertaining/alfresco dining, with shrub and bush borders. To the front there is a driveway with ample parking, with access to a double garage, part of which has been converted into a study.

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 the war memorial roundabout at the bottom of Fontwell Avenue take the first exit onto Barnham Road and the first right into Church Lane. Critchmere Road is the 1st turning on the right.

