



Sims Williams



3 DROVERS WAY, BARNHAM, PO22 0DD



APPROXIMATE GROSS INTERNAL AREA = 760 SQ FT / 70.6 SQ M

GARAGE = 151 SQ FT / 14.0 SQ M

TOTAL = 911 SQ FT / 84.6 SQ M

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

Produced for Sims Williams

WALBERTON OFFICE

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OIEO £360,000

Freehold

**3, DROVERS WAY,
BARNHAM,
PO22 0DD**

- Semi-Detached House
- Within Private Development
- Beautifully Presented Throughout
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Two Spacious Double Bedrooms
- Secluded West Facing Rear Garden
- Driveway & Garage

EPC RATING

Current = C

Potential = B

COUNCIL TAX BAND

Band = C

An attractive semi-detached house in a sought after location of Barnham being within easy reach of schools, shops and transport and mainline train station. Good road links for the A27 and A29 are also easily accessible.

The property is beautifully presented throughout with bright accommodation comprising entrance hall, cloakroom, sitting room with box-bay window and a fitted kitchen/breakfast room with patio doors leading to outside.

The kitchen area is fitted with high-gloss fronted units, having work tops with integrated appliances including double oven with gas hob and extractor over, space and plumbing for washing machine and space suitable for table & chairs.

On the first floor there are 2 double bedrooms with the main having built-in wardrobes to one side. There is also a modern family bathroom with white suite comprising panelled bath, wash basin and wc.

Outside, the secluded westerly facing rear garden is a good size being mainly to lawn with shrub borders and patio area. There is also a courtesy door leading into the garage.

The front is open-plan with a shingle boundary having driveway parking to side with access to the garage.

There is an estate management charge of approximately £200 per annum to cover maintenance of the common areas and public liability insurance.

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 Railway Station proceed along Barnham Road towards Eastergate for about half a mile. Drovers Way can be found on the right hand side. Follow the road round to the left and the property can be found in the far left corner.

