

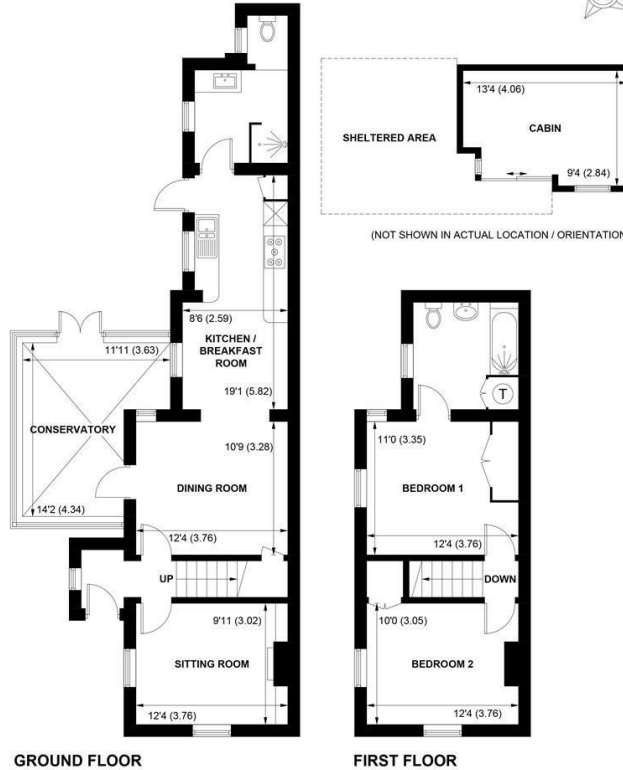


Sims Williams



120 BARNHAM ROAD, BARNHAM, PO22 0EH





GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1108 SQ FT / 102.9 SQ M

OUTBUILDING = 114 SQ FT / 10.6 SQ M

TOTAL = 1222 SQ FT / 113.5 SQ M

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

£450,000 Freehold

120, BARNHAM ROAD,
BARNHAM,
PO22 0EH

- Semi Detached House
- 2 Double Bedrooms
- 3 Reception Rooms
- Kitchen/Diner
- Bathroom & Separate Shower Room
- Stunning Garden with Cabin
- Off Road Parking
- Walking Distance to Amenities
- Vendor Suited

EPC RATING

Current = E
Potential = B

COUNCIL TAX BAND

Band = C

A beautifully period semi detached house situated in a convenient location within easy walking distance to all the facilities Barnham Village has to offer, including shops, good schools and mainline railway station.

The accommodation comprises tiled entrance area with doorway to hall and doors leading to the sitting room and lounge.

The lounge is dual aspect with a cast iron feature open fireplace. The sitting room has wooden floors, a large under stair cupboard and door to conservatory. The conservatory has double doors leading onto the garden.

The kitchen/diner has a range of cupboards, gas hob with extractor, spaces for dishwasher and fridge/freezer, ample space for table and chairs and door leading to garden. The utility/shower room has cupboards, space for washing machine, shower cubicle, heated towel rail, underfloor heating and doorway to WC.

On the first floor bedroom one is dual aspect and has built in wardrobes. The en suite bathroom comprises panelled bath with shower attachment, part tiled walls,

heated towel rail and airing cupboard. Bedroom two is dual aspect with a cupboard.

Outside the mature garden is a particular feature with patio area, laid to lawn with shrubs, tree and flower borders, a large shed, potting shed and side access gate. There is a fantastic entertaining space at the rear of the garden with a decking area, a double glazed cabin with power and heating. There is also a roll top bath in a private area that is not overlooked.

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 village head north down Barnham Road and number 120 can be found on the right hand side, the second house past Elm Grove.



