



Simons & Williams

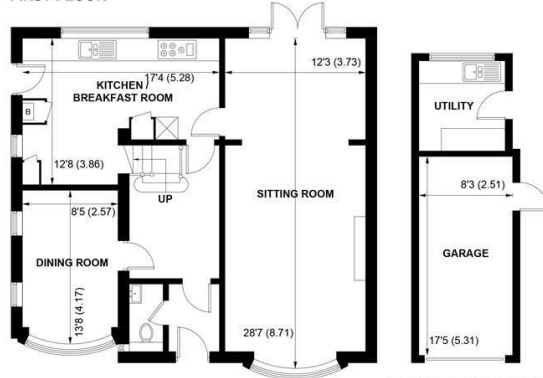


THE LODGE, 68 DOWNVIEW ROAD, BARNHAM, WEST SUSSEX, PO22 0EE





FIRST FLOOR



GROUND FLOOR

(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1630 SQ FT / 151.4 SQ M

GARAGE / UTILITY = 202 SQ FT / 18.8 SQ M

TOTAL = 1832 SQ FT / 170.2 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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# £775,000 Freehold

**THE LODGE,  
68, DOWNVIEW ROAD,  
BARNHAM, PO22 0EE**

- Detached Family House
- Generous Accommodation
- Modern Kitchen/Breakfast Room
- Large Sitting Room with Fireplace
- Separate Dining Room
- 4 Bedrooms, Main with En Suite
- Family Bathroom with Shower & Bath
- Southerly Aspect Rear Garden
- Detached Garage & Parking

## **EPC RATING**

Current = D

Potential = B

## **COUNCIL TAX BAND**

Band = F

This individual detached family home sits on a plot approaching 1/3 of an acre in a sought after residential area, close to good primary and secondary schools, shops and Barnham mainline station.

The property offers bright and spacious accommodation comprising entrance porch and cloakroom and glazed doors leading into inner hall with staircase to first floor. There is a large, triple aspect through living room with working fireplace, feature bay window to front and double doors lead out to the rear garden.

The kitchen/breakfast room is fitted with modern high gloss units including larder cupboard, granite work tops, space for Range Cooker with extractor over. Integrated appliances include built-in oven, microwave and dishwasher. Large window overlooking the attractive rear garden and door to outside.

The separate dining room is double aspect with large bay window and arched windows to side.

To the first floor, there is a spacious landing with 4 bedrooms, 3 being doubles and 1 single, all having built in wardrobe cupboards with the main also benefitting from having an en suite shower room.

The family bathroom is a generous size

and is fitted with a white suite comprising corner bath, separate shower and pedestal wash hand basin and WC.

The rear gardens with southerly aspect are truly stunning, being mainly laid to lawn with mature trees, shrubs and flowering plants. There is also a patio area, a summer house, which has power and light and brick built dove cote.

To the front, there is a gravelled driveway offering ample parking for several vehicles and giving access to the detached garage with manual door and utility area to the rear.

## **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 in a westerly direction along Barnham Road for about half a mile. Take the 4th turning right into Downview Road where the property can be found on the right hand side of the road.



