


JAMES
ANDERSON

Sussex Court
Barnes SW13
£425,000




# Sussex Court
# Barnes SW13

Nestled in the charming area of Sussex Court on Grove Road, Barnes, this delightful flat offers a perfect blend of comfort and convenience. With two well proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space.

The flat features a spacious reception room that serves as a welcoming area for relaxation and entertainment. Natural light floods through the windows, creating a warm and inviting atmosphere. The layout is thoughtfully designed, ensuring that every corner of the flat is utilised effectively.

The bathroom is modern and functional, providing all the necessary amenities for daily routines. The overall aesthetic of the flat is both contemporary and homely, making it easy for new residents to envision their own personal touches.

Located in the desirable Barnes area, residents will enjoy easy access to local shops, cafes, and parks, enhancing the overall lifestyle experience. The community is known for its friendly atmosphere and picturesque surroundings, making it a wonderful place to call home.


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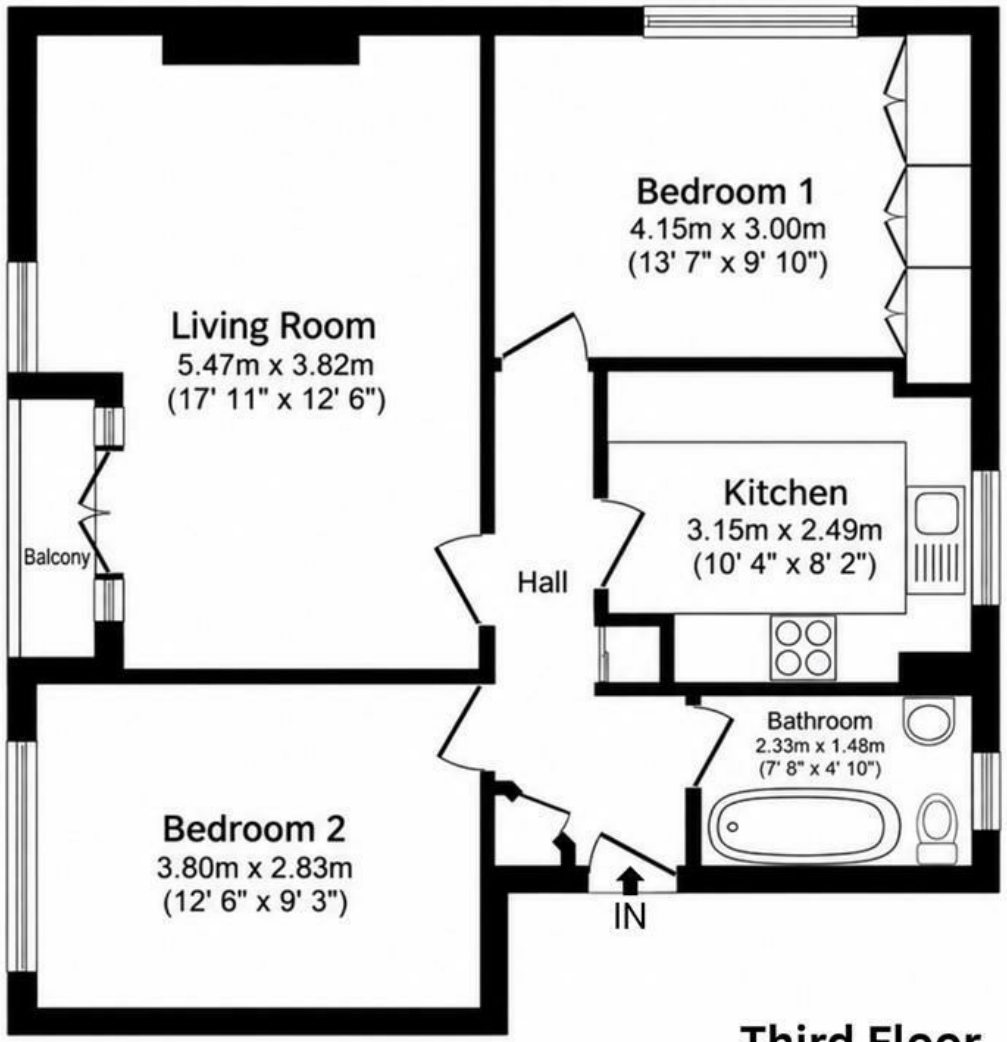

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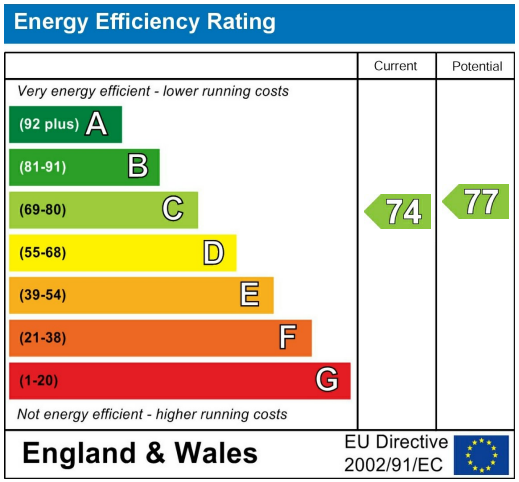
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# Sussex Court, Barnes

Approx Gross Internal Area
60.5 sq m / 651 sq ft




## Third Floor




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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

# Why this is great value

**£425,000 represents a competitive asking price** supported by AI analysis using ChatGPT and Claude.

Recent sales within Sussex Court include Flat 34 sold for £455,000 in April 2023, while Flat 5 achieved £555,000 in March 2025. More recently, Flat 26 sold for £329,400 in January 2026, although this was a significantly smaller apartment.

**From an AI valuation perspective, £425,000 represents an attractive opportunity to purchase in Barnes Village.** Offering approximately 656 sq ft, the apartment compares favourably with the available sales evidence, **supporting its position as a competitively priced property offering good value for prospective buyers.**

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