

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



19 Downview Road

Barnham, PO22 0EG

NO CHAIN. Located in Downview Road in Barnham, and built in approximately 1915 this property offers flexible accommodation ideal for families and working from home options. The ground-floor accommodation includes: welcoming porch and spacious hallway; fitted kitchen; further hallway with storage cupboard; utility room with access door to rear garden; living room, complete with storage cupboard and opening to dining room, plus a double-sided log burner adding a touch of warmth and charm to both rooms; garden room with patio doors leading to the beautifully landscaped rear garden; useful study overlooking the front of the property providing a quiet space for work or study, while a ground-floor bedroom and a convenient shower room enhance the property's flexible accommodation. The first floor is equally impressive, featuring three additional bedrooms. One of these bedrooms includes built-in wardrobes and an ensuite shower room. Another bedroom offers pull-down steps leading to a snug / loft space, perfect as a study / games area. The family bathroom completes the first-floor layout, ensuring ample facilities for the household. Outside, the large rear garden is a standout feature, offering several seating areas surrounded by mature shrubs and trees, creating a tranquil oasis. Additionally, a workshop and home gym provide excellent options for hobbies and fitness. With parking for up to four vehicles and no onward chain, this character property presents a rare opportunity for those seeking a spacious family home in a desirable location, with schools, shops, amenities, mainline train station and bus routes close-by. EV charging point. Tenure - freehold. Council Tax Band - E. EPC - C. Optional charge for private road.

Offers over £500,000

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- No chain
- Kitchen & separate utility room
- Garden room
- Character semi-detached house
- Living room
- Study
- 4 bedrooms - one with upstairs snug area
- Dining room
- Family bathroom, ensuite shower room, ground-floor shower room

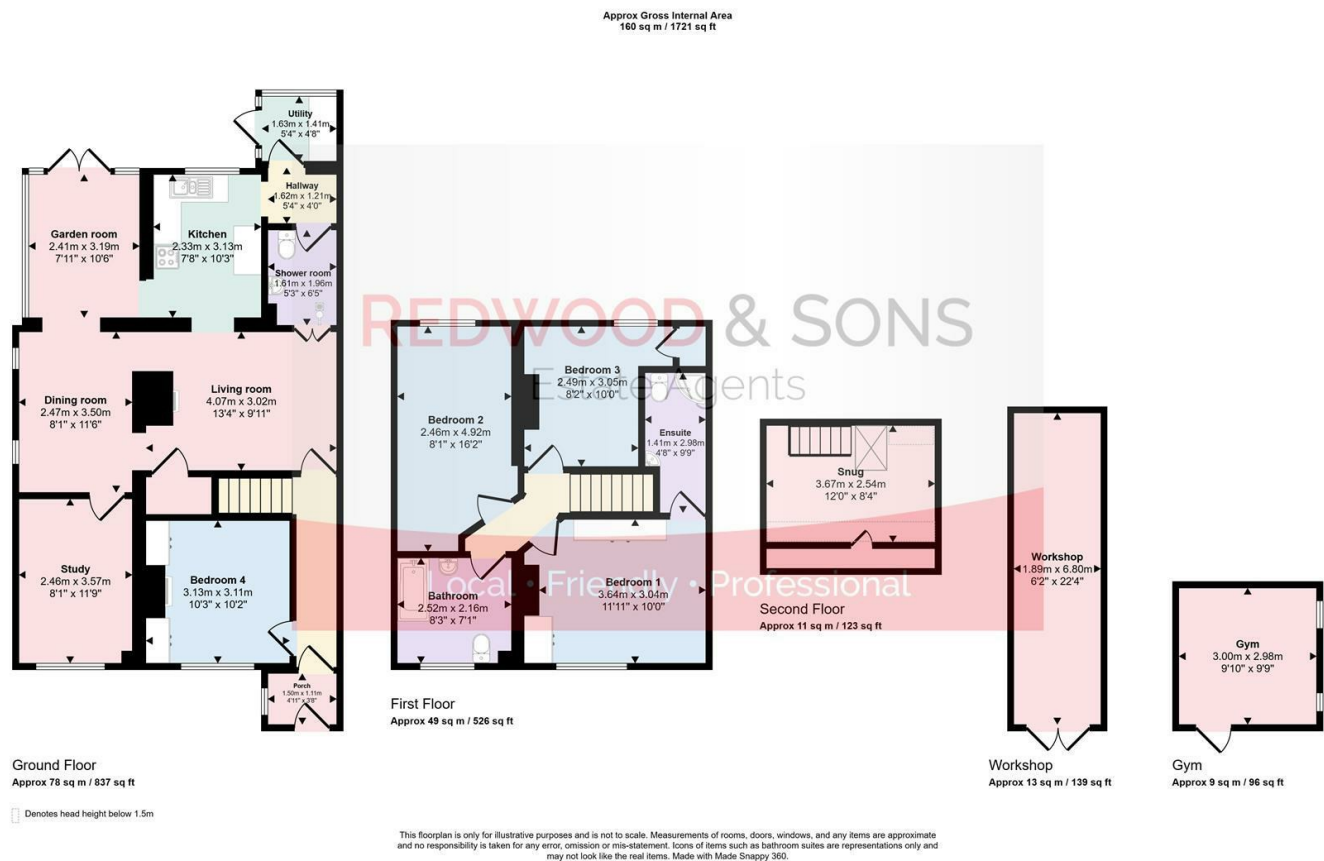
Porch 4'11" x 3'7" (1.50 x 1.11)	Hallway 5'3" x 3'11" (1.62 x 1.21)	Bathroom 8'3" x 7'1" (2.52 x 2.16)
Ground-floor bedroom 4 10'3" x 10'2" (3.13 x 3.11)	Utility 5'4" x 4'7" (1.63 x 1.41)	Workshop 6'2" x 22'3" (1.89 x 6.80)
Living room 13'4" x 9'10" (4.07 x 3.02)	Bedroom 1 11'11" x 9'11" (3.64 x 3.04)	Gym 9'10" x 9'9" (3.00 x 2.98)
Dining room 8'1" x 11'5" (2.47 x 3.50)	Ensuite shower room 4'7" x 9'9" (1.41 x 2.98)	
Garden room 7'10" x 10'5" (2.41 x 3.19)	Bedroom 2 8'0" x 16'1" (2.46 x 4.92)	
Kitchen 7'7" x 10'3" (2.33 x 3.13)	Bedroom 3 8'2" x 10'0" (2.49 x 3.05)	
Ground-floor shower room 5'3" x 6'5" (1.61 x 1.96)	Snug 12'0" x 8'3" (3.67 x 2.54)	



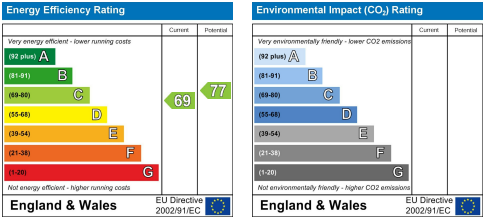
Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)