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Sims Williams  
For Sale  
1243 551368  
mswilliams.co.uk

Willow Cottage, 51 Downview Road, Barnham, PO22 0EF  
£519,400 Freehold



2 Bedrooms



1 Bathroom



3 Reception Rooms

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Sims Williams

## Key Features

- Beautifully Renovated Period Home
- Private Tree Lined Location
- 3 Reception Rooms
- Downstairs Cloakroom
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Victorian Style Bathroom with Shower Cubicle
- Mature Rear Garden
- Ample Parking

## EPC Rating

Current = D

Potential = C

## Council Tax Band

Band = D

## Tenure - Freehold

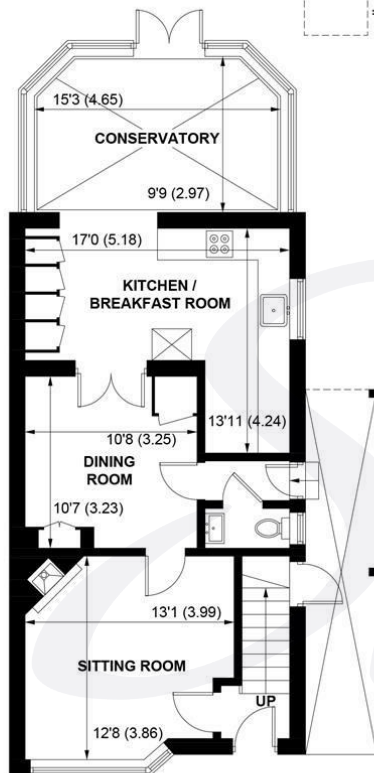
Estate Charges: £100pa

Downview Private Road Association

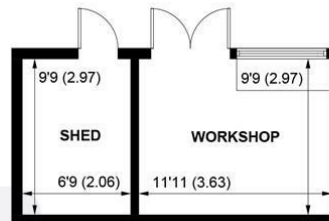




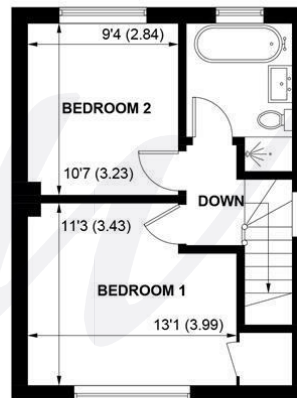
= REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1061 SQ FT / 98.6 SQ M  
OUTBUILDING = 185 SQ FT / 17.2 SQ M  
TOTAL = 1246 SQ FT / 115.8 SQ M



[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.