



KARIBU

SHRIPNEY ROAD | SHRIPNEY | PO22 9NZ



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FREEHOLD

- Detached 1930's House
- Four/Five Bedrooms
- Large Sitting Room
- Newly Fitted Kitchen/Diner
- Gym Room
- Home Studio
- Character Features
- Large Secluded Garden
- Ample Parking

This 1930's detached family home is located close to local amenities such as Marks & Spencer and Sainsbury's as well as local public transport links. Barnham mainline train station is 3.5 miles from the house and provides quick links to London, Brighton and Portsmouth. North of the property you can find the South Downs National Park and the Goodwood Estate, which holds the world renowned Festival of Speed, horse racing events and Golf at Goodwood. The Cathedral City of Chichester is located 5.5 miles from the house and boasts a comprehensive shopping centre, The Festival Theatre, popular restaurants and cafes.

The property has undergone significant improvements since it was purchased and has been almost entirely refurbished. This impressive house boasts ample character and the enhancements have been thoughtfully executed to complement its charm.

Upon entering, you'll find a spacious hallway with wooden paneling, herringbone oak flooring and doors leading to both the office and sitting room. The office is a good size and can comfortably accommodate multiple desks.

The impressive sitting room spans over 23 feet and features herringbone oak flooring and a wood-burning stove. Towards the back of the property, you'll find a newly installed high-spec kitchen with solid worktops, a butler sink, a larder cupboard, a central island and space for a dining table. From the kitchen, you can access a reception room, currently used as a gym, and then a utility room, larder, and downstairs cloakroom.

Moving to the first floor, there is a re-fitted family bathroom with a separate shower, a freestanding bath and a sink with a vanity unit. There are three good-sized double bedrooms on this floor, all with ample room for wardrobes.

Additionally, there is a dressing room that leads to another bedroom on the second floor. This room spans 20 feet and has substantial eaves storage.

Outside to the front is a gravel driveway which offers parking for several vehicles, universal car charger and side access to the garden. The sizeable rear garden is mainly laid to lawn with established borders and summer house. There are two paved seating areas with one strategically placed to catch the evening sun.



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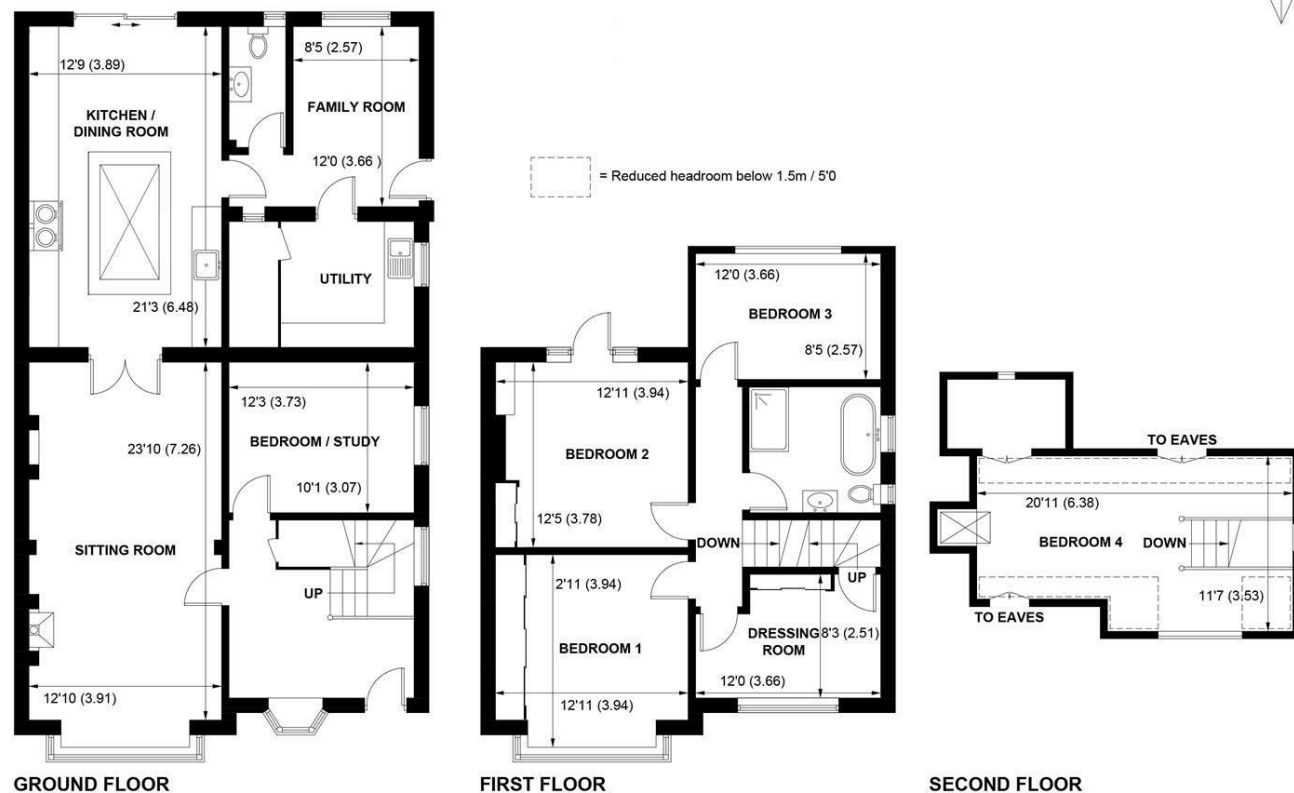
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EPC Band - Current - D Potential - C

Council Tax Band E

From the war memorial roundabout at the bottom of Fontwell Avenue, take the 2nd exit onto Nyton Road (A29) and continue on Nyton Road bearing left onto Westergate Street (A29), over the level crossing and onto Lidsey Road (still A29). Continue on Lidsey Road which then becomes Shripney Road and the property can be found on your right.



APPROXIMATE GROSS INTERNAL AREA = 2153 SQ FT / 200.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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