

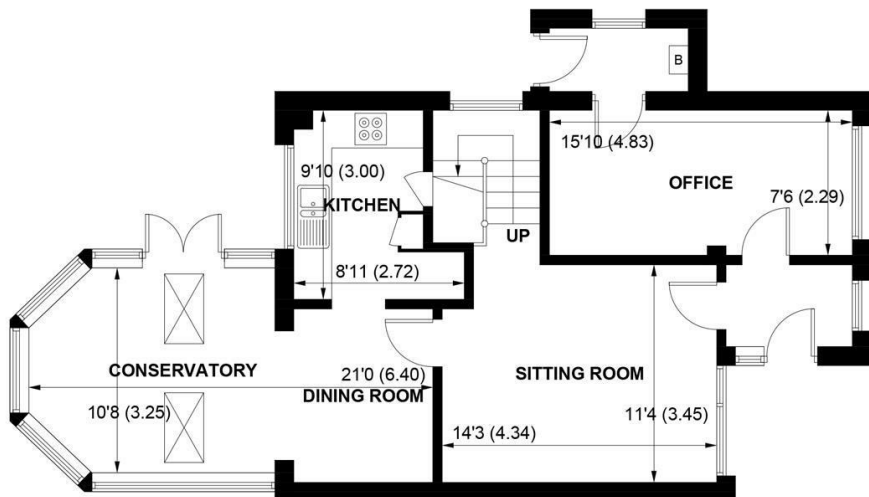
SW

Sims Williams

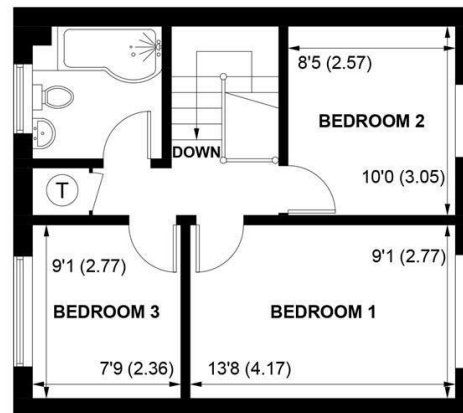


66 FARNHURST ROAD, BARNHAM, SUSSEX, PO22 0JW





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1110 SQ FT / 103.1 SQ M

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

£375,000 Freehold

66, FARNHURST ROAD,
BARNHAM,
SUSSEX, PO22 0JW

- Detached House
- 3 Bedrooms
- Lounge & Separate Dining Room
- Office
- Fitted Kitchen
- Spacious Conservatory
- Stylish Family Bathroom
- Rear Garden
- Off-Road Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

Spacious detached house in favoured location, within close proximity to village centre and its many amenities including schools, shops and mainline train station.

Well-appointed and versatile accommodation comprises entrance hall with door to office/additional reception room, with further door leading to what could easily be utilised as a handy boot room, with access to the rear garden.

The spacious lounge overlooks the front and the separate dining room opens onto the kitchen and conservatory. The kitchen is fitted with a range of units and has space for freestanding cooker and various appliances. The good-sized conservatory is a useful addition to the property and has French doors leading onto the rear garden.

To the first floor there are 3 bedrooms, 2 doubles and a single. The stylish modern bathroom is fully-tiled with white suite comprising P-shaped bath with shower over, wash basin and WC.

Outside, the front offers driveway parking for several vehicles and a gate provides access to the rear garden. The low-maintenance rear garden has areas of paving and artificial lawn, with timber shed and further storage area to the side.

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 our office in Walberton proceed west along The Street toward the pond and village green. Take the left fork into Barnham Lane and continue to Barnham, taking the turning on the right into Kingshill Road and follow the road round into Farnhurst Road. The property is on the right.

