



Sims Williams



LITTLE WARWICK, BARNHAM ROAD, EASTERGATE, SUSSEX, PO20 3RT



**APPROXIMATE GROSS INTERNAL AREA = 3314 SQ FT / 307.9 SQ M
(EXCLUDING VOID)**

STATIC CARAVAN = 434 SQ FT / 40.3 SQ M

OUTBUILDING = 453 SQ FT / 42.1 SQ M

TOTAL = 4201 SQ FT / 390.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams

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£815,000 Freehold

**LITTLE WARWICK,
BARNHAM ROAD,
EASTERGATE,
SUSSEX, PO20 3RT**

- Individual Detached Property
- Arranged As 2 Dwellings
- Total Of 6 Bedrooms
- 4 Bathrooms
- 2 Kitchens
- Ample Living Space
- Conservatory
- Gardens
- Plenty Of Parking

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = F

Little Warwick is a highly individual detached property on a good size plot in a popular location in Eastergate.

Little Warwick comprises two linked dwellings. The property offers flexible accommodation (subject to approvals) for multigenerational families, or, potential for rental / or holiday accommodation.

The original house consists of entrance hall leading to large lounge/diner with woodburning stove and double doors to the conservatory which in turn opens onto the garden.

A good size kitchen/breakfast room and separate utility room with door to the outside. There is a ground floor bedroom and shower room.

Upstairs there are 3 further bedrooms, 2 of which are double rooms and a large bathroom.

The newer extension consists of a large open plan living/dining/kitchen with underfloor heating. There are double doors from the dining area to the garden.

There is a separate utility room and a ground floor bathroom. Upstairs there are 2 double bedrooms and a shower room.

Outside there are good size gardens to

the front and rear with ample parking. There is a static caravan in need of updating, consisting of sitting room, kitchen, bedroom and shower room. There is also a workshop and store rooms.

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 Barnham Station head West along Barnham Road towards Eastergate. The property will be found on the left hand side just before the turning into Church Lane.

