

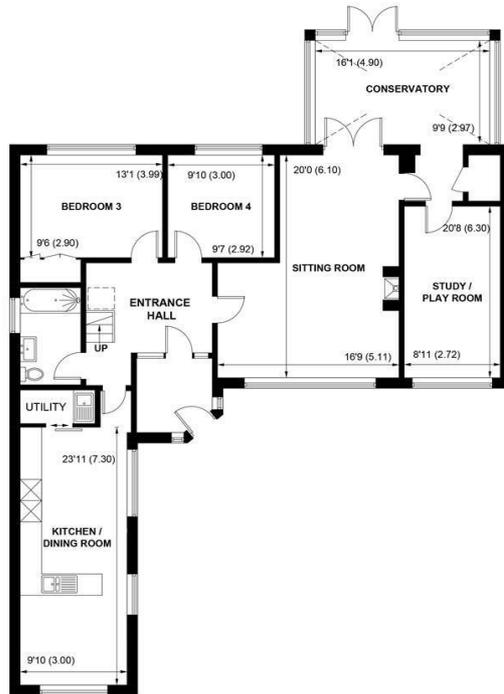
*SW*

Sims Williams

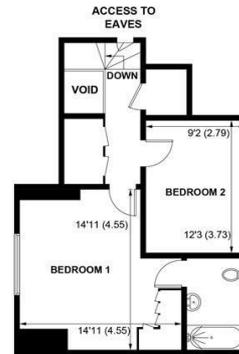
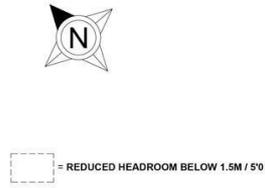


34 DOWNVIEW ROAD, BARNHAM, WEST SUSSEX, PO22 0EG





GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1920 SQ FT / 178.4 SQ M  
(EXCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
Produced for Sims Williams

# £700,000 Freehold

34, DOWNVIEW ROAD,  
BARNHAM,  
WEST SUSSEX, PO22 0EG

- Sought After Location
- Large Lounge
- Conservatory Onto Gardens
- Fitted Kitchen/Diner
- Utility Room
- Home Office/Playroom
- 4 Bedrooms
- 2 Stylish Bathrooms
- Superb Gardens

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = F

Situated in at the far end of a residential cu de sac backing onto open fields. The property is conveniently located with easy access to local schools, shops and Barnham mainline train station.

Offered for sale in superb condition throughout with its bright accommodation comprising entrance porch opening to the reception hall with an under stair display area.

The L shaped lounge has an attractive electric 'wood burner style' fire and overlooks the southerly front garden. The conservatory leads from the lounge and opens onto the rear gardens.

The kitchen/dining room has been fitted with a range of units and has various integrated appliances together with ample space for a dining table and chairs. The separate utility has plumbing for washing machine etc.

The ground floor provides 2 bedrooms and a modern ground floor bathroom. There is also a useful ground floor home office/play room

The first floor has 2 bright bedrooms with the master having a range of fitted wardrobes and an en suite bathroom.

Outside, the gardens are a particular feature of the property, with the well stocked rear garden providing areas of lawn and a paved patio area.

The front garden has a further area of lawn with borders, fruit trees and ample off road parking.

## 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 train station proceed along Barnham Road towards Eastergate taking the 3rd turning on the right into Downview Road. Proceed to the very end of Downview Road and bear round to the left where the property will be found on the right hand side.

