

SW

Sims Williams



59 DOWNVIEW ROAD, BARNHAM, WEST SUSSEX, PO22 0EF







GROUND FLOOR

FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1632 SQ FT / 151.6 SQ M
(EXCLUDING VOID)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams**

£850,000 Freehold

59, DOWNVIEW ROAD,
BARNHAM,
WEST SUSSEX, PO22 0EF

- Stunning Detached Family Home
- Renovated Throughout
- Open Plan Kitchen/Diner/Family Room
- Separate Lounge
- Ground Floor Bedroom & En Suite
- Further Ground Floor Bedroom/Study
- 2 First Floor Bedrooms & 2 Bathrooms
- 240' Rear Garden and Farmland Views
- No Onward Chain

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

This individual detached family home sits on a plot approaching 1/3 of an acre in a sought after residential area, close to good primary and secondary schools, shops and Barnham mainline station.

The property has been refurbished throughout to a high standard, including new extension to the rear and a superb loft conversion.

The property offers versatile accommodation comprising entrance hall, superb kitchen/dining/family room with underfloor heating and bi-fold doors to outside. There is a separate lounge overlooking the front.

The contemporary kitchen area comprises a good range of high gloss units with integrated appliances, large breakfast island with ample space for bar stools and area opening into the family room. There is a separate utility with cloakroom.

There is a ground floor bedroom with en suite including bath, wash hand basin and WC.

On the first floor, there are two further bedrooms, one with an en suite shower room and WC and a family bathroom suite with shower/bath, wash hand basin and WC.

Outside, there is a large 240' rear garden, mainly laid to lawn with large patio area and superb views over open-farmland.

The front garden is gravelled and provides ample off road parking and has gated side access.

Please note that furnishings are computer generated images and are not to scale and are for illustrative purposes only.

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 proceed in a westerly direction along Barnham Road for about half a mile. Take the 4th turning right into Downview Road where the property can be found on the right hand side of the road.



