



Sims Williams



2 CHANTRY MEAD, BARNHAM, SUSSEX, PO22 0DE



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1327 SQ FT / 123.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2016 ©  
Produced for Sims Williams

**WALBERTON OFFICE**

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# £420,000 Freehold

2, CHANTRY MEAD,  
BARNHAM,  
SUSSEX, PO22 0DE

- Semi Detached Family House
- Beautifully Presented Throughout
- Dual Aspect Living Room
- Modern Fitted Kitchen/Diner
- Utility Room & Cloakroom
- Study/Snug & Studio
- 3 Good Size Bedrooms
- En Suite & Family Bathroom
- Gardens and Off Road Parking

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = D

This lovely family house provides extended accommodation comprising spacious entrance hall with natural stone tiled flooring with a door to the cloakroom and stairs to the first floor.

The double aspect lounge is a good size bright room with feature wall.

The kitchen/family room has been fitted with a good range of contemporary units below granite work surfaces with inset butler sink, integrated appliances, and ample space for a dining table and chairs. Double doors open onto the patio area.

The adjacent utility room has space and plumbing for further appliances and a door to the study/snug and studio, with separate access to the garden. This was formerly the garage and could be reinstated as such if desired.

On the first floor are 3 good size bedrooms. Bedrooms 1 and 2 have a range of fitted wardrobes with bedroom 1 having the further benefit of an en suite shower room.

The luxurious family bathroom is fitted with a white suite, fully tiled with low level lighting and vanity units.

Outside the garden is laid to paved patio area, lawn and borders. There is a

wooden summerhouse and workshop with views to the rear are across open farmland to the South Downs. There is an access path to the side of the property where there is a gate to the front, which provides 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 Station proceed in a westerly direction along Barnham Road for about half a mile. Take the 4th turning right into Downview Road. The entrance to Chantry Mead can be found on the left hand side.

