# Willow Cottage, 51 Downview Road, Barnham, PO22 0EF

£550,000 Freehold

2 Bedrooms | 1 Bathroom | 3 Reception Rooms

Sw
Sims Williams

## Key Features

- Beautifully Renovated Period Home
- Private Tree Lined Location
- 3 Reception Rooms
- Downstairs Cloakroom
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Victorian Style Bathroom with Shower Cubicle
- Mature Rear Garden
- Ample Parking

## EPC Rating

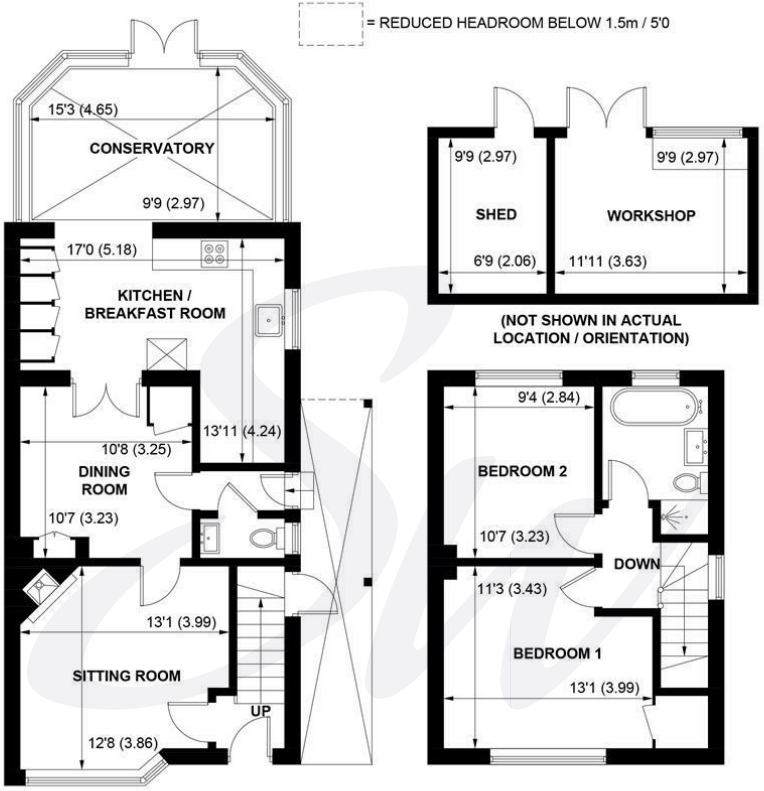
Current = D
Potential = C

## Council Tax Band

Band = D

## Tenure - Freehold

Estate Charges: £100pa
Downview Private Road Association




**APPROXIMATE GROSS INTERNAL AREA = 1061 SQ FT / 98.6 SQ M**
**OUTBUILDING = 185 SQ FT / 17.2 SQ M**
**TOTAL = 1246 SQ FT / 115.8 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.