

DOWNVIEW ROAD | BARNHAM | PO22 0EF

Sims Williams

41 DOWNVIEW ROAD, BARNHAM, PO22 0EF

£875,000 FREEHOLD

- Extended Detached Family Home
- Sought After Tree Lined Road
- Close To Village Amenities
- Kitchen/Breakfast/Dining/Family Room
- 2 Further Reception Rooms
- 4 Double Bedrooms
- En Suite & Dressing Room
- Wraparound Gardens
- Double Garage & Driveway







An extended detached family home, ideally situated within a highly sought after tree lined road in Barnham, conveniently positioned within half a mile of the village amenities and mainline train station.

The property offers bright and spacious accommodation arranged around an impressive entrance/reception hall with an elegant staircase rising to the first floor. The ground floor includes a cloakroom, two further reception rooms, and a superb kitchen/breakfast/dining/family room with bi-fold doors opening directly onto the garden, creating an ideal space for modern family living and entertaining. A separate utility room adds further practicality.

On the first floor, there are four double bedrooms, including a principal suite with dressing room and en-suite facilities, en suite to bedroom two, together with a family bathroom serving the remaining accommodation.

Outside, the property benefits from wraparound gardens providing a variety of outdoor spaces, along with useful storage areas, a double garage, and a driveway offering off road parking.

AML & ID
As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.







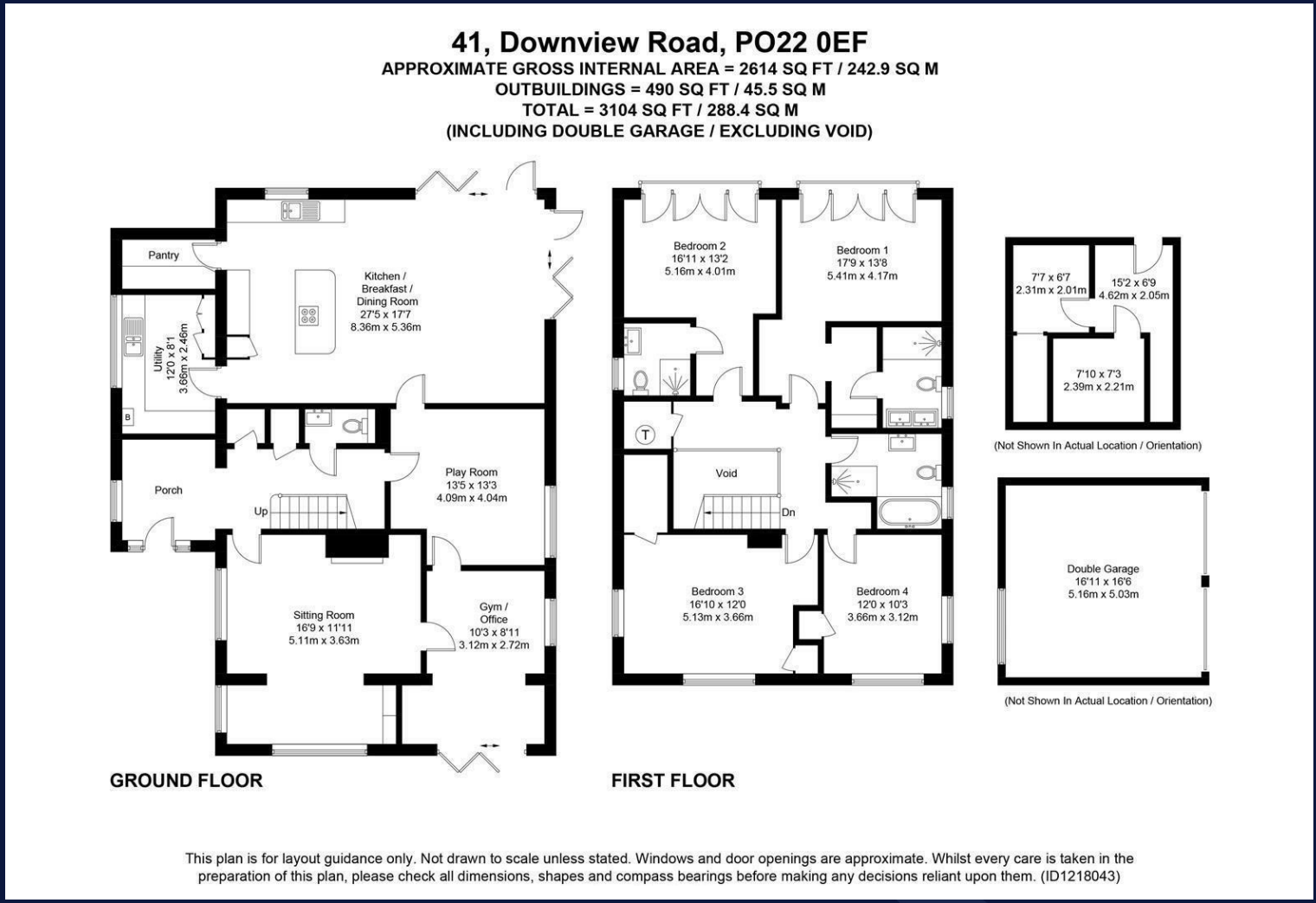




EPC Band - Current - C Potential - C

Council Tax Band F

From Barnham train station proceed along Barnham Road for about half a mile and take the third turning right into Downview Road. Follow the road to the end and take the right hand fork.The property will be found at the far end.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
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.

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