



11 Downview Road, Barnham, PO22 0EG

Guide Price £695,000







# 11 Downview Road, Barnham

Delightful family home situated on a generous plot with a west facing rear garden.

- Popular residential location
- Close to amenities
- Four double bedrooms
- Versatile accommodation
- Generous plot
- Beautiful rear garden
- Garage and driveway with parking for three/four vehicles
- Vendor suited

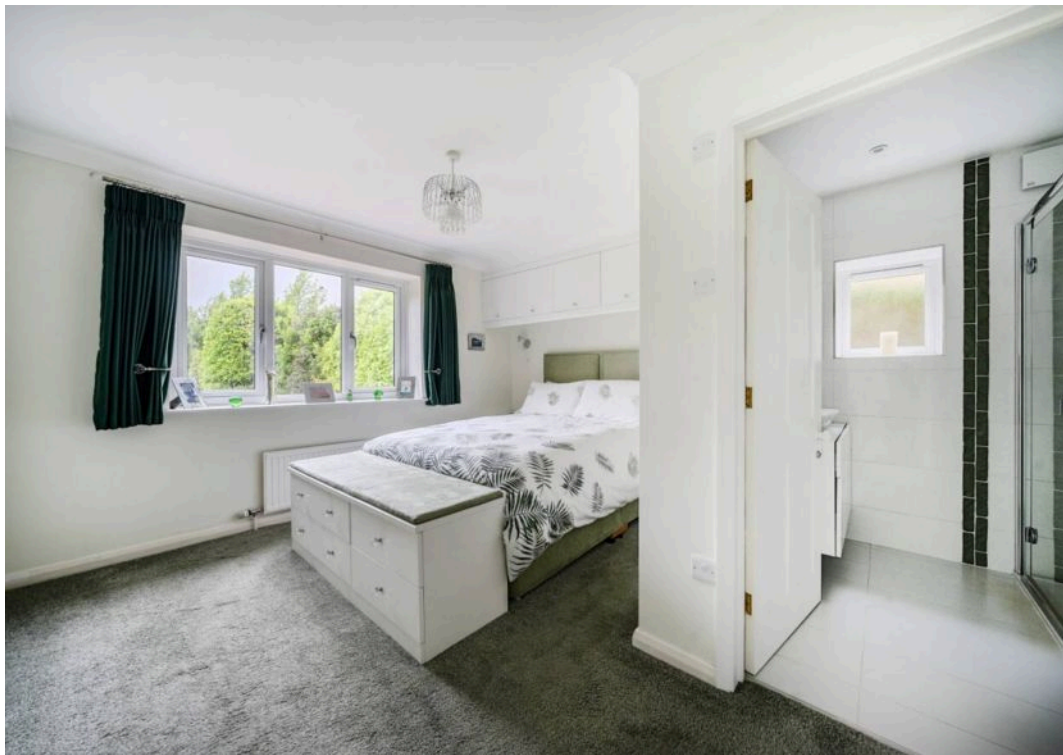
This well-presented home is ideally situated in a popular residential area, close to excellent local amenities including schools and a mainline railway station, perfect for families and commuters alike.

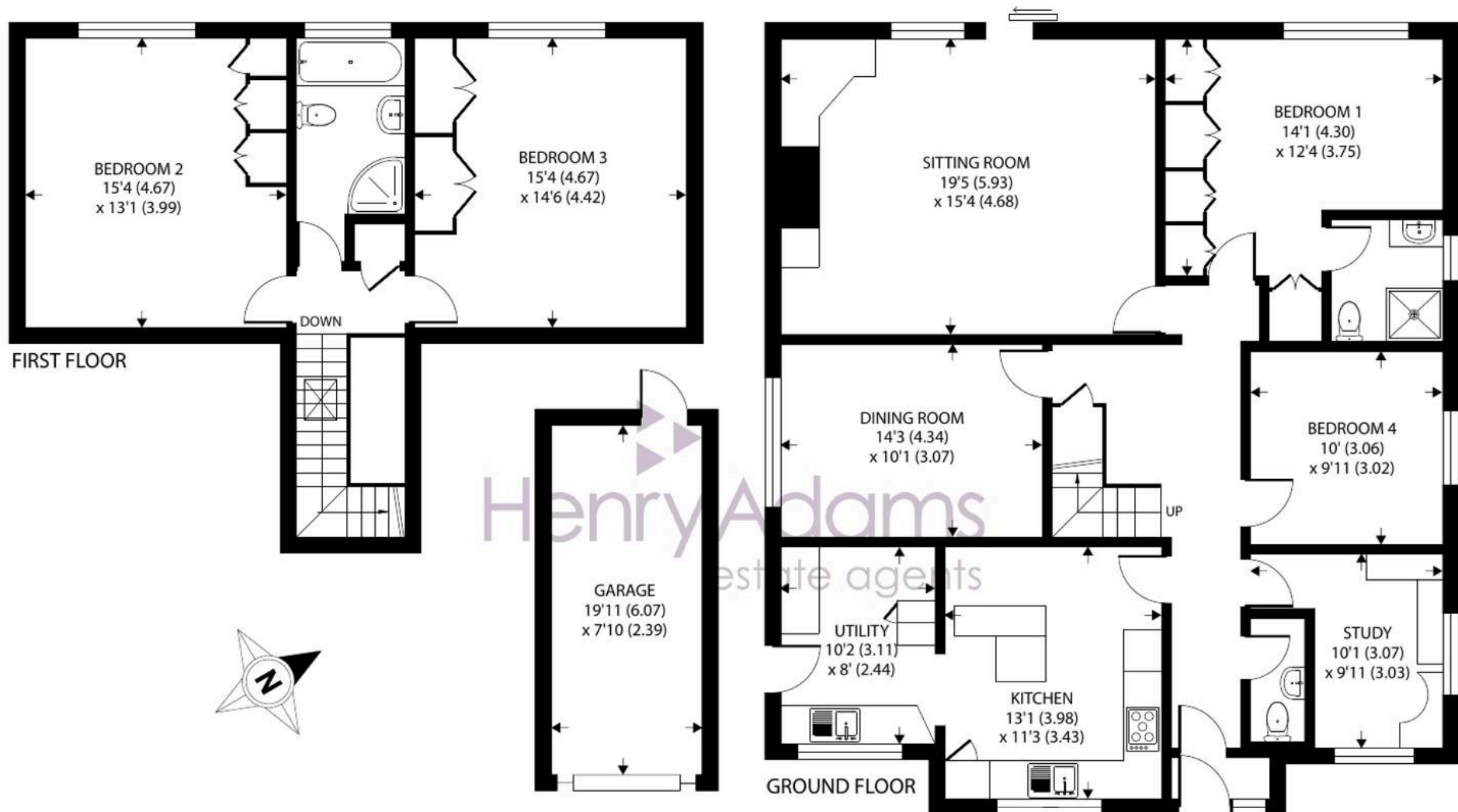
Offering spacious and versatile accommodation, the property features a welcoming sitting room, a modern kitchen/breakfast room, utility room, separate dining room and a ground floor double bedroom with en-suite, in addition to a further double bedroom, study and cloakroom. Upstairs, you'll find two more generously sized double bedrooms and a stylish bath/shower room.

Set on a generous plot, the property boasts a beautifully secluded and well-established rear garden, perfect for outdoor entertaining or quiet relaxation. Additional benefits include a garage and the reassurance of a vendor who is already suited, ensuring a smoother move.









Approximate Area = 1883 sq ft / 174.9 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 2039 sq ft / 189.4 sq m

For identification only - Not to scale





**Location** - The village of Barnham offers a range of local shops, public houses, schools and mainline railway station with fast service to London, Brighton, Portsmouth & Southampton. Nearby is Fontwell racecourse offering a season of jump horse racing whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of flat horse racing including the Qatar Goodwood Festival. Barnham is situated between cathedral city of Chichester and the historic town of Arundel. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and Festival Theatre. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs National Park.

**Directions** - From Chichester proceed along the A27 towards Tangmere and then onto the Fontwell roundabout. At the Fontwell roundabout take the third exit into Fontwell Avenue. Head towards the war memorial and take the first exit towards Barnham. Take the first turning on the left into Downview Road and number 11 is on the left before Chantry Mead.  
what3words - testy.ditched.amazed

Arun District Council - 25/26 Tax Band E £2,883.79 EPC- C

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://www.henryadams.co.uk)

