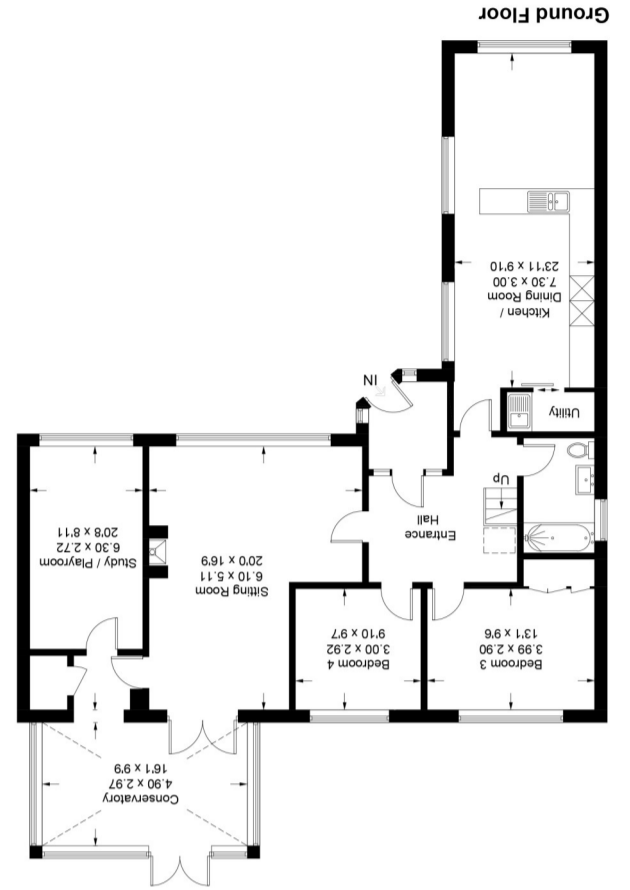
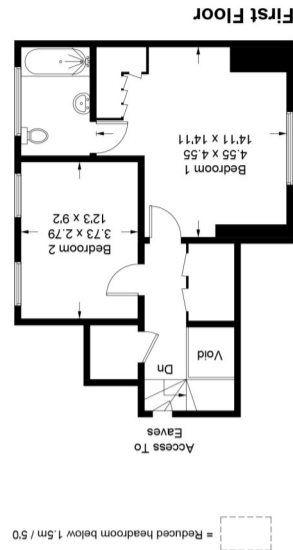
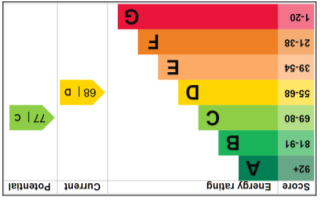


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2020. (ID699829)



34 Downview Road, PO22 0EG
 Approximate Gross Internal Area = 178.4 sq m / 1920 sq ft
 (Excluding Void)
 Produced for Stride & Sons Estate Agent.



DIRECTIONS: From the Portfield roundabout on the Chichester bypass to the east of the city centre, proceed along the A27 in an easterly direction for approximately 3 miles. Turn right into Nyton Road. Travel for approximately 1 1/2 miles and upon reaching Westergate continue along Nyton Road towards Eastergate. At the small War Memorial roundabout take the 2nd exit along Barnham Road and after about 1/2 mile upon entering Barnham village turn left into Downview Road where No.34 will be found towards the end of the road, bearing left where it splits.

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Downview Road, Barnham

34 Downview, Road Barnham, PO22 0EG.

Situated towards the end of a quiet and sought-after private road on the western edge of Barnham village, 34 Downview Road is an attractive and beautifully presented **4 bedroom detached chalet house**, understood to date from the 1960's. Acquired by the current owners some 15 years ago, the property has been extended and much improved, and now offers spacious, light and well-balanced accommodation arranged over two floors including **2 first floor double bedrooms, 2 ground floor bedrooms, 2 bathrooms (one being en-suite)** and some excellent living space including a large conservatory overlooking the rear garden and a newly fitted kitchen/dining room. Outside, there are pretty and well-kept front and rear gardens and a **driveway providing parking for several vehicles**.

Barnham is a popular village with a good range of village centre shops, an historic church, community centre, Primary and Secondary schools and a mainline train station with services to Portsmouth, Brighton and London Victoria. The cathedral city of Chichester lies some 6 miles to the west, the seaside town of Bognor Regis is located about 4 miles to the south, historic Arundel town lies approximately 6 miles to the east and the South Downs National Park is within easy reach to the north.

The accommodation is arranged as follows: Double glazed front door opening to:

ENTRANCE LOBBY: Tiled floor. Glazed door to:

ENTRANCE HALL: Understairs recess with fitted shelving. Radiator. Door to:

SITTING ROOM: 20' x 16'9. Fireplace. Fitted book/display shelving. Radiator. Large UPVC double glazed window to front of property. Glazed folding doors to:

CONSERVATORY: 16'1 x 9'9. UPVC double glazed conservatory with brick base, with power points and wood effect flooring. Two radiators. Double doors to the rear garden. Walk in cupboard with gas fired boiler and water softener.

STUDY/PLAYROOM: 20'8 x 8'11. Window overlooking front garden. Radiator. Tiled floor.

From Entrance Hall, doors to:

BEDROOM 3: 13'1 x 9'6. Built-in double wardrobe with shelving. Built-in cupboard housing wash hand basin. Wood effect flooring. Radiator. UPVC double glazed window.

BEDROOM 4: 9'10 x 9'7. Wood effect flooring. Radiator. UPVC double glazed window.

BATHROOM/WC: Fitted bath with shower screen and mains-fed shower over. Low level WC. Wash hand basin. Tiled walls. Tiled floor with underfloor heating. Towel radiator. UPVC double glazed window.

From Entrance Hall, stairs to:

1ST FLOOR LANDING: Walk-in storage cupboard with light. Built-in wardrobe. Doors to:

BEDROOM 1: 14'11 x 14'11. Built-in wardrobe. Fitted storage unit. Wood effect flooring. Radiator. UPVC double glazed window. Door to:

EN-SUITE BATHROOM/WC: Fitted bath with shower screen and mains-fed shower over. Low level WC. Wash hand basin with fitted drawers under. Part-tiled walls. Radiator. UPVC double glazed window.

BEDROOM 2: 12'3 x 9'2. Wood effect flooring. Two radiators. Two UPVC double glazed windows.

From Entrance Lobby, door to:

KITCHEN/DINING AREA: 23'11 x 9'10. Double aspect. Newly installed kitchen with good range of fitted base and wall cupboards. Peninsular unit with one and a half bowl composite sink with drainer and mixer tap. Drawers and cupboards beneath. Ceramic hob with extractor over. Tiled splashback. Space for fridge/freezer. Two fitted AEG ovens and grill. Two radiators. Space for table and chairs. Wood effect floor. Sliding door to Utility area with plumbing for washing machine and sink. Outside vent for tumble dryer.

SERVICES: All main.

EXTERIOR: The property is approached via a gravelled driveway providing parking for several vehicles, leading to a pretty and well-kept front garden being mainly laid to lawn, with flower and shrub beds, and a paved path running to the front door. Personal gates to either side of the house lead to an attractive enclosed rear garden, being mainly laid to lawn, with flower and shrub beds, a paved terrace, timber shed and greenhouse.

PRIVATE ESTATE CHARGE: £100 per annum.

PRICE GUIDE: £700,000 FREEHOLD

