



Red Gables, 142 Barnham Road
Barnham, West Sussex, PO22 0EH

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Set well back within its plot is this beautifully presented five-bedroom character home. This attractive property sits in an enviable position within striking distance of the bustling village centre, with its eclectic mix of shops, restaurants and a railway station with direct services to London Victoria.

Freehold · 5 bedrooms · En-suite bathroom · 2 reception rooms · Large sweeping driveway · Landscaped rear garden

Description

This immaculately presented, spacious family home is positioned in a convenient location, a short walk from the centre of the Barnham village where facilities include a mainline train station with regular links to London, Brighton and Portsmouth, great primary and secondary schools and a variety of shops, cafes and restaurants.

The accommodation is well proportioned and is laid out over two floors. To the ground floor you are welcomed by a generous entrance hall, which gives access to the bright sitting room, enjoying a triple aspect, feature fireplace and French doors opening out to the terrace and landscaped rear garden.

The formal dining room mirrors the sitting room's position with the farmhouse style kitchen and breakfast room located at the rear of the property. Access out to the garden is through the adjoining utility room. Completing the ground floor accommodation is a cloakroom.

The second-floor comprises five good-sized bedrooms, the master benefiting from an en-suite bathroom, and a family bathroom with separate shower serving the remaining bedrooms.



The landscaped rear garden is fully enclosed with attractive trees and herbaceous borders. There is a recently installed patio area accessed from the sitting room and utility room, and raised vegetable beds lining one side of the garden leading to a timber summer house. Located at the rear of the garden is a raised paved area.

To the front of the property is a large sweeping driveway allowing parking for several vehicles, with some lawned areas and herbaceous borders and a five-bar gate giving access out from the drive.

Location

Barnham is a popular village within sight of the South Downs National Park, local shopping facilities can be found in the centre of the village along with the mainline station providing a regular service to London Victoria in about 1 hour 30 minutes. Comprehensive facilities may be found in Chichester with a wide selection of shops, superstores, restaurants and bars. The surrounding area offers a variety of recreational facilities including a number of golf courses, the nearest being at Goodwood itself, which also provides a country club with gym, indoor swimming pool and tennis courts. Famous for its horse racing, Goodwood also plays host to the Annual Festival of Speed and the Revival of this historic motor circuit, both of which have become prominent events on the social calendar. To the south the waters of Chichester Harbour and the Solent provide some of the most popular sailing facilities within easy reach of London. Most notably there are sailing clubs at Itchenor, Bosham and Chichester Marina. The beaches at East Head and West or East Wittering provide many opportunities for bathing, windsurfing, kite boarding and more recently land-boarding. The South Downs National Park to the north is home to a variety of pretty rural villages with good country pubs and provides many opportunities for walking, riding and mountain biking.

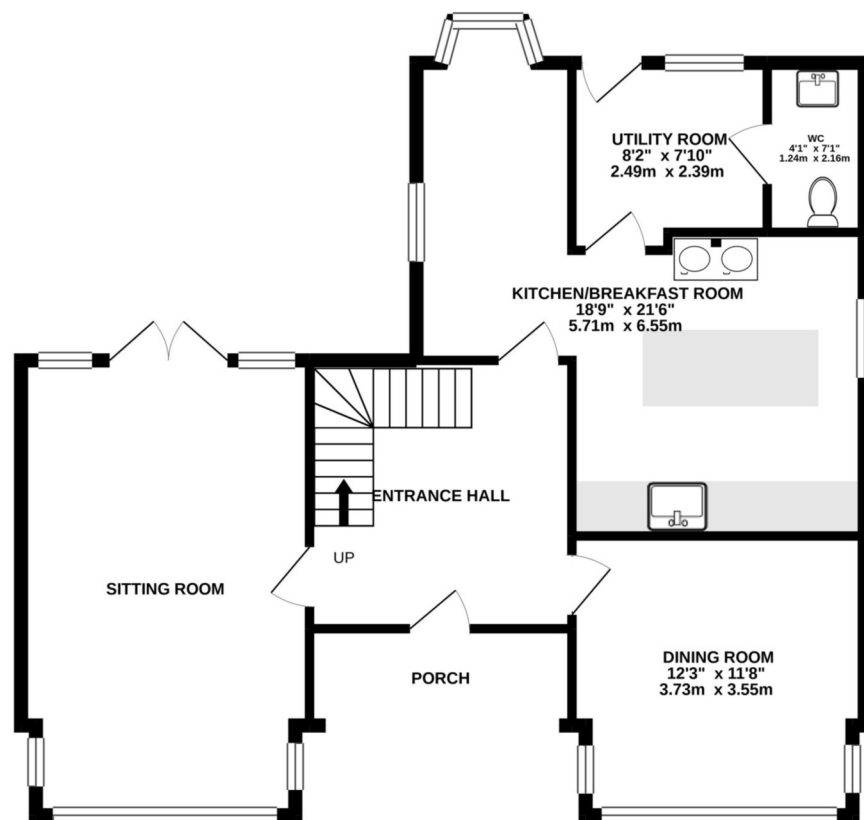




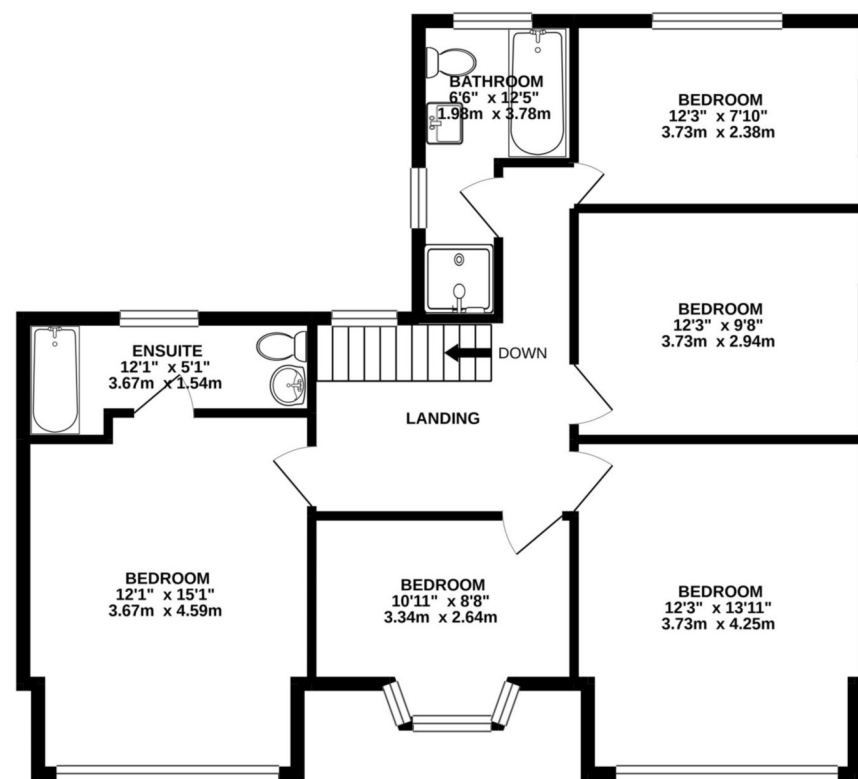




GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 1717 sq.ft. (159.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band E

Reference

PEG - 142ba

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



Pegasus Properties

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