



22 Elm Grove South
Barnham, West Sussex, PO22 0EL


PEGASUS
PROPERTIES

22 Elm Grove South

A beautifully presented three-bedroom semi-detached home, located in an enviable position within striking distance of the bustling village centre, with its eclectic mix of shops, restaurants and railway station, which is direct to London Victoria.

Freehold · 3 bedrooms · Well-appointed kitchen · Updated and extended · Mature attractive gardens · Garage and driveway

Description

Elm Grove South is an extremely popular location, benefitting from being within easy reach of both Barnham Primary School and St Phillip Howard Secondary School, not to mention the village centre, with its comprehensive shopping facilities and mainline train station to London Victoria.

The village of Barnham lies equidistant from the cathedral city of Chichester and the historic market town of Arundel.

The property has been updated and extended by the current vendors to create a light and spacious home.

This attractive property sits well back off the road with an extensive driveway, allowing for parking for several cars and leading to a detached garage.

On entering the property there is a welcoming entrance hall, with stairs rising to the first-floor landing and doors giving access to a generous cloakroom and through to the large open plan sitting/dining room. The stunning open plan reception space enjoys aspects on two sides which allows for a great deal of natural light to spill into the rooms. From the dining area doors open out to the secluded rear garden.

The modern well-appointed kitchen has benefitted from a sympathetic extension creating a good work space with access out to the garden.

Located on the first floor are three generous double bedrooms and a modern family bathroom.

The mature gardens are particularly attractive, offering a variety of trees and herbaceous borders.

To the front of the property there is a private driveway with parking for multiple cars, with access to a detached garage located to the side of the property.





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 D

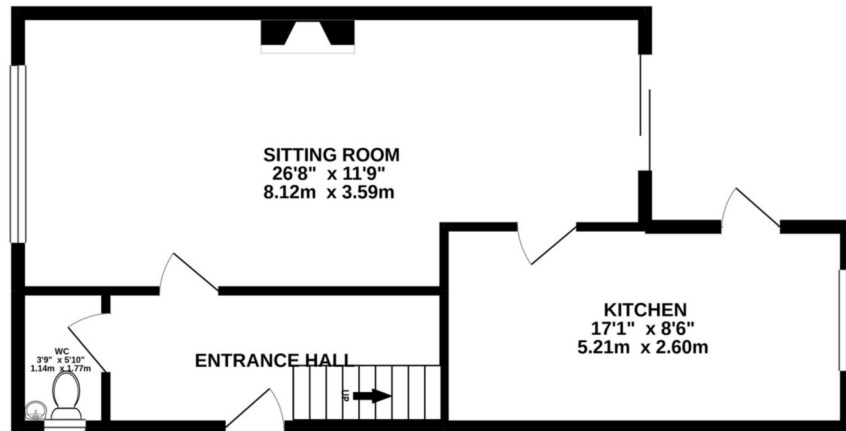
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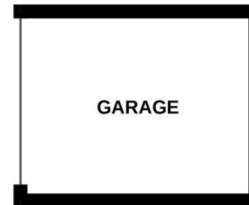
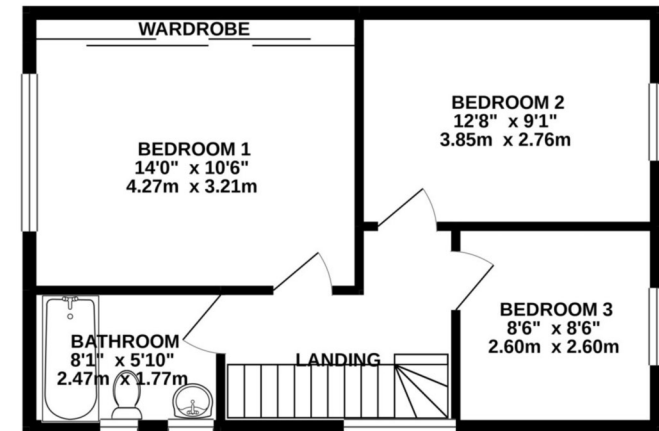
Viewings by appointment only

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

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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