



'Old Thorns' 3 Sackville Gardens
Barnham, West Sussex, PO22 0DJ

'Old Thorns' 3 Sackville Gardens

Set in an enviable position within this attractive development this detached spacious property boasts almost 2,000 sq. ft. of accommodation arranged over two floors, including four double bedrooms. Old Thorns also benefits from a larger than average plot and views over the green to the front. This well-designed 'Layton' style house also enjoys a large detached double garage and ample parking.

Freehold · 4 double bedrooms · En-suite · 2 reception rooms · Double garage · Beautifully presented

Description

This immaculately presented, spacious, modern family home is positioned in a convenient location, being within a short walk of the facilities in the centre of Barnham village, including a mainline train station having regular links with London, great primary and secondary schools and a variety of convenience shops. The accommodation is well proportioned and is laid out over two floors. To the ground floor you are welcomed by a generous entrance hall, sitting room, enjoying a triple aspect, and doors opening out to the generous rear garden. The large open plan kitchen/breakfast and dining room is a particular feature of this home. This exceptional space runs front to back with double doors opening out to the garden. Adjoining this space is a separate utility room with its own access to the garden. Completing the ground floor accommodation is a separate study, cloakroom and good-sized cloaks cupboard. The second floor comprises of four good sized double bedrooms, of note is the master bedroom suite which looks out over the garden and enjoys the benefit of a large walk-in wardrobe (a recent addition) and en-suite shower room. The remaining three double bedrooms on this floor are served by a modern bathroom suite with separate shower and bath. The rear garden is a very good size and extremely private. There is an attractive patio across the rear of the property leading to extensive lawns. The large double garage can be accessed from the garden via a side door as well as gated access to the front drive. To the front of the property there is a large driveway leading to the large detached double garage. The garage is truly a great space, being all open plan with power and light, and potential loft storage.





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

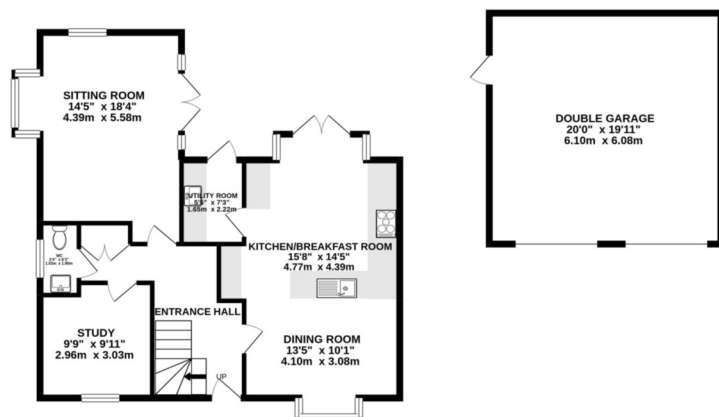
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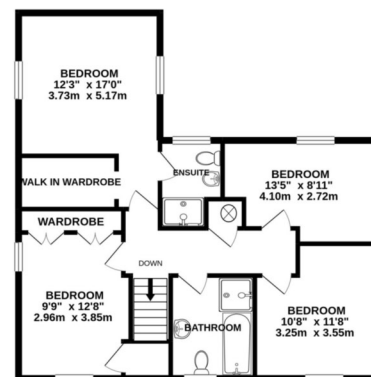
Viewings by appointment only

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

GROUND FLOOR
1213 sq.ft. (112.6 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.7 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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