



**Astons**  
*of Sussex*  
Residential Sales & Lettings



**Rosemont, Barn Walk, PO20 8DG**

# Rosemont, Barn Walk PO20 8DG

Price £2,750 pcm

Situated just yards from the seafront, this impressive four bedroom detached home offers spacious and versatile accommodation arranged over two floors, perfectly positioned to enjoy beautiful coastal living.

The property features four well-proportioned bedrooms, with two located on the ground floor and two upstairs, offering flexible living arrangements ideal for families or those working from home. The upstairs lounge enjoys delightful sea views, creating a bright and relaxing space to unwind.

On the ground floor, you'll find a generous kitchen/dining room, perfect for entertaining, along with a separate utility room for added convenience. A spacious entrance hall which provides a welcoming first impression. The property benefits from a family bathroom downstairs and a separate shower room upstairs.

Externally, the home boasts a well-maintained garden with a decked seating area, ideal for outdoor dining and summer gatherings. A charming summerhouse adds further versatility, whether used as a home office, hobby space, or relaxation area. The property also benefits from a double garage and a large driveway providing ample off-road parking.

Offering space, flexibility, and an enviable coastal location just moments from the sea, this superb detached home is not to be missed.

The property benefits from Gas Central Heating and UPVC Double Glazing.

Available Now  
Rent Amount: £2750 pcm  
Deposit Amount: £3173



**Council Tax Band F | EPC C**

Connected to mains water, gas, electricity & drainage. Gas heating to radiators.



| Energy Efficiency Rating                           |  | Current | Potential |
|----------------------------------------------------|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |         |           |
| (92 Plus) <b>A</b>                                 |  |         |           |
| (81-91) <b>B</b>                                   |  |         |           |
| (69-80) <b>C</b>                                   |  |         |           |
| (55-68) <b>D</b>                                   |  |         |           |
| (39-54) <b>E</b>                                   |  |         |           |
| (21-38) <b>F</b>                                   |  |         |           |
| (1-20) <b>G</b>                                    |  |         |           |
| <i>Not energy efficient - higher running costs</i> |  |         |           |
| <b>England &amp; Wales</b>                         |  | 69      | 79        |
| EU Directive 2002/91/EC                            |  |         |           |





Produced for Astons of Sussex

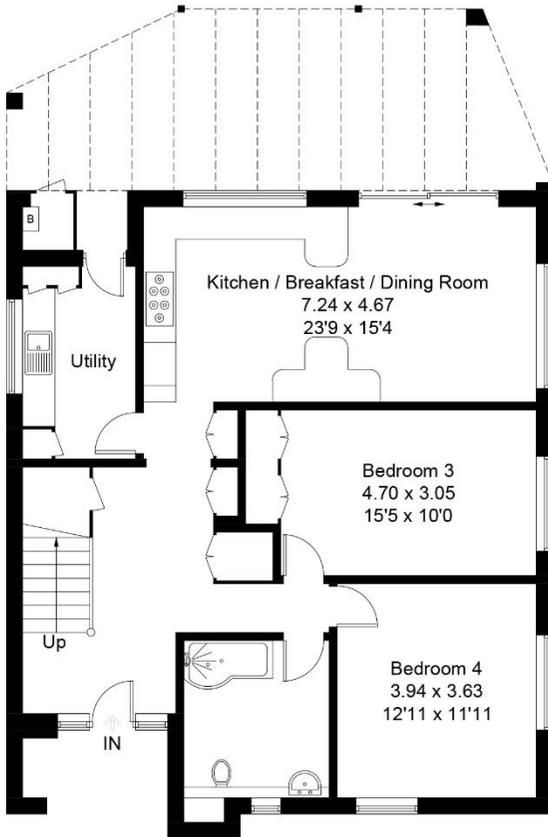
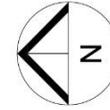
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Approximate Gross Internal Area = 194.4 sq m / 2092 sq ft

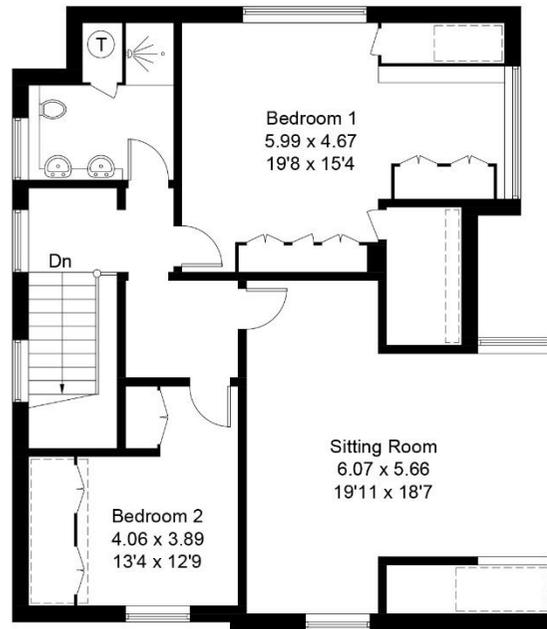
Outbuildings = 41.4 sq m / 446 sq ft

(Including Double Garage)

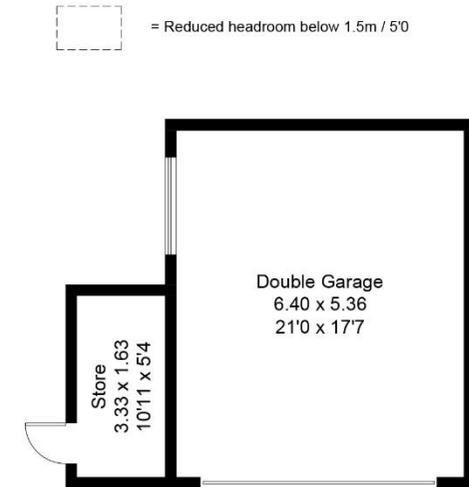
Total = 235.8 sq m / 2538 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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