



# Clarkes

Estate Agents & Lettings Agents

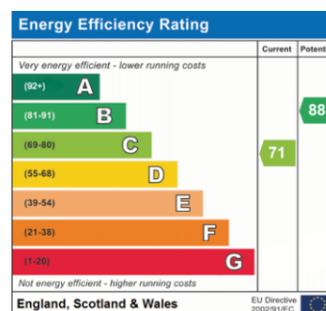
Offers In Excess Of  
**£260,000**  
**Freehold**

**Hedge End, Barnham, PO22 0JP**



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**http://www.clarkesestates.co.uk**



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**IMPORTANT NOTICE**  
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*Service you deserve. People you trust.*

**01243 861344**



- Three Bedrooms
- Mid-Terrace Home
- Kitchen/Diner
- Cul-de-Sac Location
- Off Road Parking
- Backing onto Woodland



## Accommodation

Entrance Hall:

Lounge: 15' 06" x 10' 04" (4.72m x 3.15m)

Kitchen: 15' 06" x 9' 03" (4.72m x 2.82m)

Bedroom 1: 12' 08" x 8' 08" (3.86m x 2.64m)

Bedroom 2: 13' 10" x 6' 04" (4.22m x 1.93m)

Bedroom 3: 8' 04" x 6' 08" (2.54m x 2.03m)

Bathroom: 9' 0" x 5' 08" (2.74m x 1.73m)

Rear Garden: 22' 3" x 12' 2" (6.78m x 3.71m)

## What the agent says... “,, Material Information:

Located in the popular village of Barnham is this 3-bedroom mid-terrace home backing onto a small woodland. The property benefits from double glazing, gas central heating and off-road parking for 2/3 vehicles.

The accommodation comprises an entrance hall, lounge overlooking the rear garden and woodland, fitted kitchen with space for a dining table, two double bedrooms (one with built-in wardrobes), a single bedroom and good size bathroom.

Barnham itself benefits from a selection of local shops, schools and a mainline train station with services direct to London Victoria. The area also includes reliable bus services linking Barnham to Chichester, Bognor Regis and the surrounding villages.

Council Tax: Arun District Council Band C  
 Property Type: Purpose Built  
 Property Construction: Standard  
 Electricity, Water, Drainage Supply: Mains  
 Heating: Gas Central Heating  
 Parking: Off Road

On 02/01/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	6 mbps	0.7 mbps	
Superfast	✓	75 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

**Anti Money Laundering** checks at £30 Per Purchaser will be required before a sale can be Lived. Please see the property on the Clarks Website for further details.

