

Clarkes

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Asking Price

£425,000

Freehold

Willowgate, Park Road, Barnham. PO22 0AQ



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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01243 861344



- **Detached bungalow**
- **2 Double bedrooms**
- **Bright conservatory**
- **Garage and driveway**
- **Village location**



Accommodation

Living Room - 3.62m x 5.96m (11'10" x 19'6")

Conservatory - 2.69m x 5.09m (8'9" x 16'8")

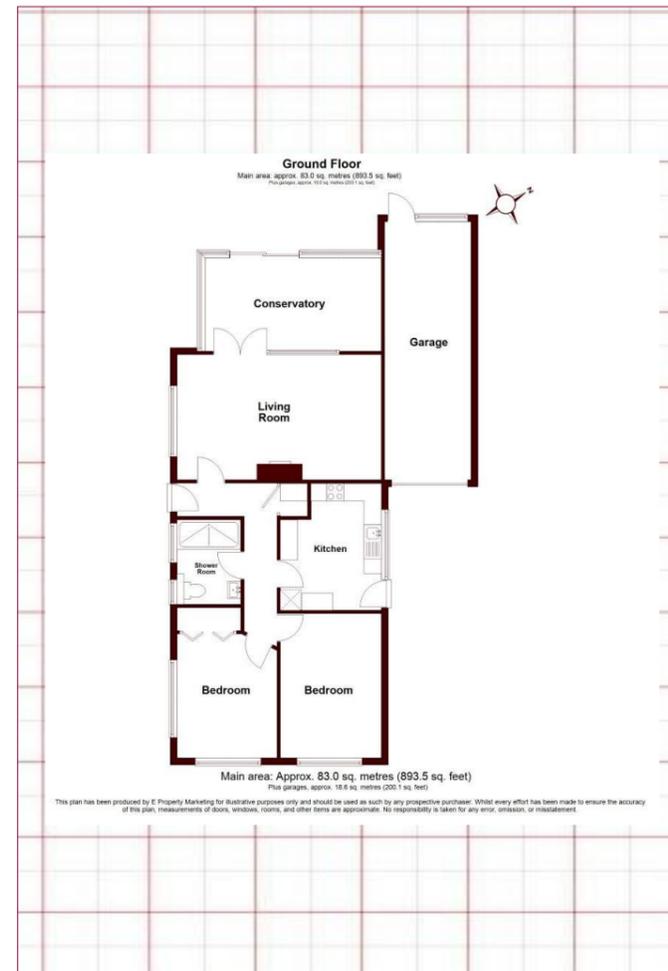
Bedroom 1 - 4.16m x 2.92m (13'7" x 9'6")

Bedroom 2 - 3.57m x 2.88m (11'8" x 9'5")

Kitchen - 3.59m x 2.92m (11'9" x 9'6")

Shower Room - 2.44m x 1.84m (8'0" x 6'0")

Garage - 7.46m x 2.49m (24'5" x 8'2")



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

Situated on a quiet, private road in the highly desirable village of Barnham, this charming, well-proportioned two-bedroom detached bungalow offers spacious accommodation, generous parking and a beautifully secluded westerly-facing rear garden.

The property welcomes you with a central entrance hall leading to a bright and spacious living/dining room, ideal for both relaxing and entertaining. To the rear, a large conservatory provides additional versatile living space and enjoys delightful views over the private rear garden, with doors opening directly onto it – perfect for enjoying the afternoon and evening sun.

The kitchen is well-appointed with an integrated oven, microwave and electric hob, along with ample storage and worktop space. There are two generously sized double bedrooms, both offering comfortable accommodation, served by a well-proportioned shower room.

Externally, to the front, there is ample driveway parking for multiple vehicles in addition to the garage. Barnham itself is a thriving and well-maintained village offering a variety of local shops, small retailers and everyday amenities. The property is ideally positioned within walking distance of the mainline station, providing direct rail services to London Victoria, making it an excellent choice for commuters. The surrounding area also benefits from excellent road links and access to nearby towns and coastal attractions.

Council Tax: Arun District Council Band D
 Property Type: Purpose built bungalow
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Garage and driveway
 Restrictions: None

On 18/02/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	5 mbps	0.7 mbps
Superfast	✓	50 mbps	8 mbps
Ultrafast	X		
Mobile	Indoor	Outdoor	
	Voice	Data	Voice
EE	Variable	Variable	Good
Three	Limited	Limited	Good
O2	Good	Good	Good
Vodafone	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

