

32 Bateson Way, Barnham, PO22 0FL



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		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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01243 861344



- 2 Bedroom terraced house
- Popular new build estate
- Ensuite shower room
- Low maintenance garden
- Ideal for first time buyers



Accommodation

Entrance Hall - 1.69m x 1.36m (5'6" x 4'5")

Living Room - 4.49m x 2.91m (14'8" x 9'6")

Downstairs WC - 1.1m x 1.61m (3'7" x 5'3")

Kitchen/Diner - 4.12m x 2.16m (13'6" x 7'1")

Bedroom 1 - 2.93m x 2.68m (9'7" x 8'9")

Ensuite shower room - 1.09m x 2.07m (3'6" x 6'9")

Bedroom 2 - 4.12m x 2.78m (13'6" x 9'1")

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

Located on a popular new build estate in Barnham, just half a mile from the Village centre is this modern (2022) 2-bedroom mid terraced home.

The accommodation comprises entrance hall, downstairs WC, lounge which is open plan to a kitchen/diner, stairs/landing, main double bedroom with ensuite shower room, 2nd double bedroom and modern bathroom.

Internally, the property is well presented and ready for turn-key use, is of course double glazed, has Gas Central Heating and is well looked after by the current owners. Outside is a 7.5 metre rear garden with attractive shingle sun trap area, small lawn and small patio. To the front are 2 off-road parking spaces.

The property is ideally suited for First Time Buyers and landlords should anticipate that rental will be achieved in the region of £1500 per calendar month.

Viewings are strongly recommended.

Council Tax: Arun District Council Band C
 Property Type: Terraced house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: FTTP
 Parking: Off-road
 Restrictions: None

On 05/05/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	8 mbps	0.9 mbps	
Superfast	✓	50 mbps	13 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Limited	Limited	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

