

Clarkes

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Asking Price

£550,000

Freehold

Barnham Windmill House, Yapton Road, PO22 0BD



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		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT NOTICE
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<http://www.clarkesestates.co.uk>

01243 861344



- 5 Bedroom detached house
- Secluded setting
- Spacious family room
- Beautifully presented
- Close to transport links

Accommodation

Family Room - 4.89m x 4.67m (16'0" x 15'3")

Living Room - 6.31m x 5.31m (20'8" x 17'5")

Kitchen - 4.68m x 4.89m (15'4" x 16'0")

Utility/Bathroom - 2.43m x 2.38m (7'11" x 7'9")

Bedroom 1 - 3.52m x 3.13m (11'6" x 10'3")

Bedroom 2 - 3.5m x 3.13m (11'5" x 10'3")

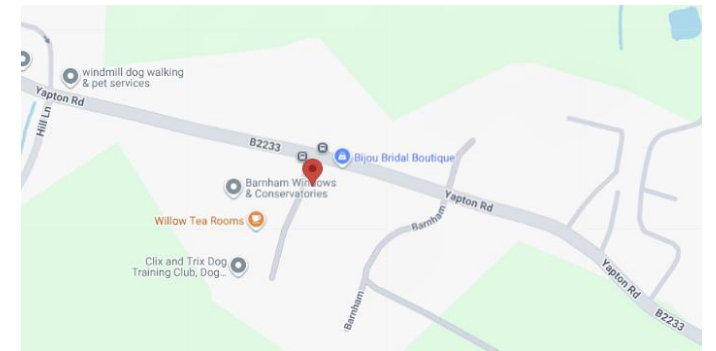
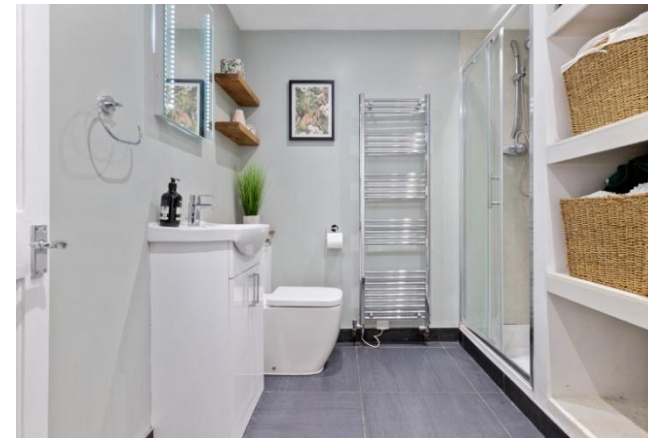
Bedroom 3 - 3.55m x 2.82m (11'7" x 9'3")

Bedroom 4 - 4.45m x 2.11m (14'7" x 6'11")

Bedroom 5 - 3.43m x 2.1m (11'3" x 6'10")

Bathroom

Shower Room



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

A rare opportunity to acquire this truly unique and beautifully presented five-bedroom detached residence, ideally situated in a secluded setting close to the iconic Grade II listed Historic Windmill and within easy walking distance of Barnham's mainline station, offering excellent transport links to London and Brighton. This impressive home is thoughtfully arranged over three floors and offers spacious, versatile accommodation throughout. The property is entered via a distinctive lower ground floor, where you are welcomed into a generous L-shaped reception room, perfect for both relaxing and entertaining. This level also features a double bedroom and a well-appointed shower/utility room with fitted storage, making it ideal for guests or multi-generational living.

Stairs rise to the stunning ground floor, which forms the heart of the home. Here, a stylish and contemporary kitchen is fitted with integrated appliances and complemented by a central island with breakfast bar. The kitchen flows seamlessly into a superb family room, creating a bright and sociable space perfect for modern living.

The upper floor continues to impress, offering four well-proportioned bedrooms and two bathrooms.

Throughout, this outstanding property has been tastefully designed and meticulously maintained, combining style and comfort in equal measure. Set within a peaceful and private location, this exceptional home offers a rare blend of character, space, and convenience.

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

On 29/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	12 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	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 Lived. Please see the property on the Clarkes Website for further details.

