

78 Warren Way, Barnham, PO22 0LR



- **Studio apartment**
- **Ground Floor**
- **Residents parking**
- **Secure entry phone system**
- **Cul-de-sac location**
- **Investment opportunity**

What the agent says ...



Offered to the market at an attractive price, this studio apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a project to add value. Tucked away in a peaceful cul-de-sac within the popular village of Barnham, the property enjoys a secluded setting while remaining conveniently positioned for local amenities and transport links.

The accommodation comprises an entrance hallway, a bright living/bedroom area, kitchen, and bathroom. Additional benefits include residents' parking and a secure entry phone system.

While the property would benefit from some modernisation and updating, it offers fantastic potential for a purchaser looking to put their own stamp on a home or investment property. Early viewing is recommended to appreciate the potential on offer.

Lease info :

The Management Company informs us that there are 158 years left on the Lease, the current service charge budget is in the process of being agreed, however, it is anticipated that the 2026/27 charge will be approximately £1,222.50 to include Buildings Insurance and that no Ground Rent is charged via Oyster Estates. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your Conveyancer.

Accommodation

Bedroom/Living area - 4.15m x 3.3m (13'7" x 10'9")

Kitchen area - 1.73m x 2.64m (5'8" x 8'7")

Bathroom - 1.54m x 2.56m (5'0" x 8'4")

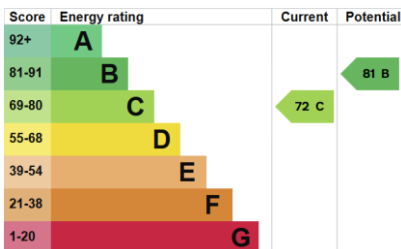
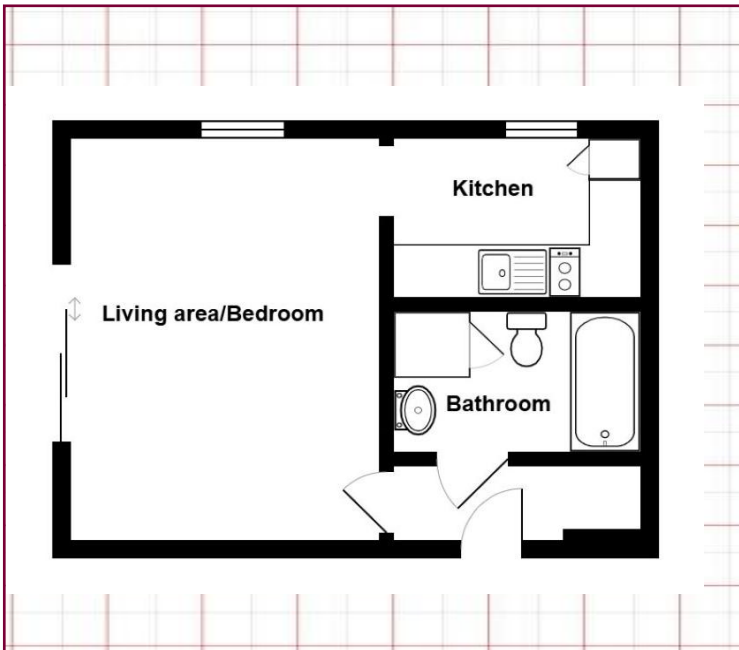
Material Information

Council Tax: Arun District Council Band A
Property Type: Studio apartment
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric storage heaters
Parking: Residents parking
Restrictions: None

On 07/07/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	4 mbps	0.6 mbps	
Superfast	✓	63 mbps	13 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Limited	Limited	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 Clarks Website for further details



IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarks in the particulars as being factually accurate. Clarks 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: Clarks have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarks 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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