



Clarkes

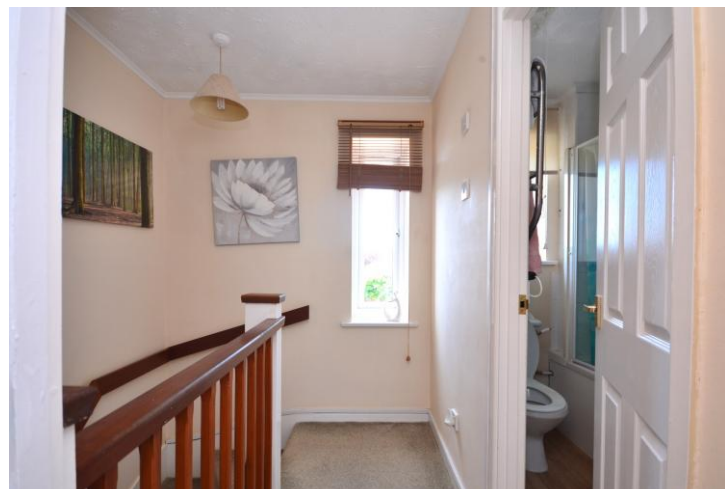
Service you deserve. People you trust.

Asking price

£195,000

Freehold

11 Warren Way, Barnham, PO22 0JX



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		59
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC



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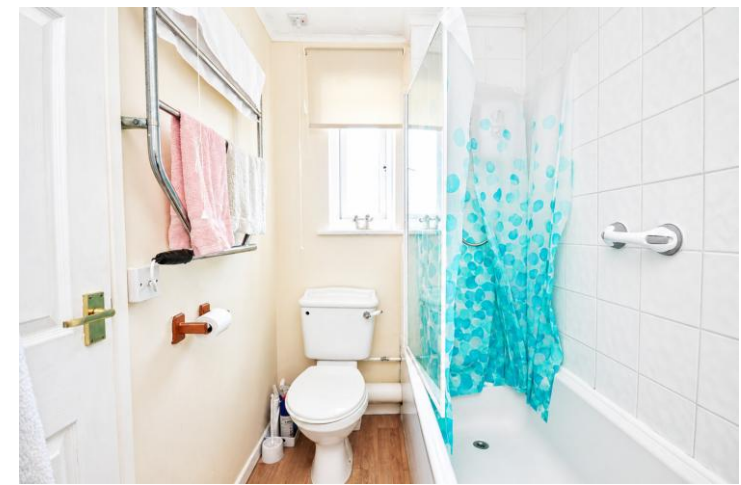
IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate 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.

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

01243 861344



- Mid terrace house
- One bedroom
- Driveway parking
- Conservatory
- Close to village centre



Accommodation

- Lounge** - 3.5m x 3.39m (11'5" x 11'1")
- Conservatory** - 2.95m x 2.95m (9'8" x 9'8")
- Kitchen** - 2.78m x 2.5m (9'1" x 8'2")
- Bedroom** - 3.41m x 3.4m (11'2" x 11'1")
- Bathroom** - 1.46m x 2.9m (4'9" x 9'6")

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

This charming one-bedroom terraced home is presented in excellent decorative order throughout and offers a wonderful opportunity for first-time buyers, those looking to downsize, or investors alike. The ground floor features a well-proportioned kitchen with ample storage, a surprisingly large and inviting living room, and a bright conservatory overlooking a north-east facing garden, creating an ideal space to relax or entertain.

Upstairs, the property benefits from a generous double bedroom and a well-appointed family bathroom. Outside, the home enjoys the convenience of driveway parking to the front and a private, easy maintenance rear garden, perfect for making the most of the warmer months.

Tucked away in a 'no through' road within the highly sought-after village of Barnham, the property is well located for access to the village's mainline railway station, offering excellent transport links to London, Brighton and the surrounding areas. A range of local shops, amenities and countryside walks are also within easy reach.

Council Tax: Arun District Council Band B
 Property Type: Mid terrace house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Electric
 Broadband: ADSL
 Parking: Driveway
 Restrictions: None

On 08/07/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	4 mbps	0.6 mbps
Superfast	✓	58 mbps	11 mbps
Ultrafast	✓	1800 mbps	1000 mbps
Mobile	Indoor	Outdoor	
	Voice	Data	Voice Data
EE	Good	Good	Good Good
Three	Good	Good	Good Good
O2	Limited	Limited	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 Clarkes Website for further details.

