



85 Elm Grove, Barnham, PO22 0HG

£385,000 Freehold



3 Bedrooms



1 Bathroom



2 Reception Rooms

Sw

Sims Williams

Key Features

- Chain Free Sale
- Charming Period Cottage
- Sitting Room & Dining Room
- Bespoke Kitchen/Breakfast Room
- Utility/Cloakroom
- 3 Bedrooms
- Family Bathroom
- Good Size Rear Garden
- Parking for 2 Vehicles

EPC Rating

Current = C

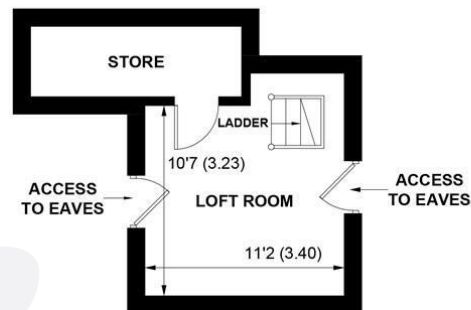
Potential = C

Council Tax Band

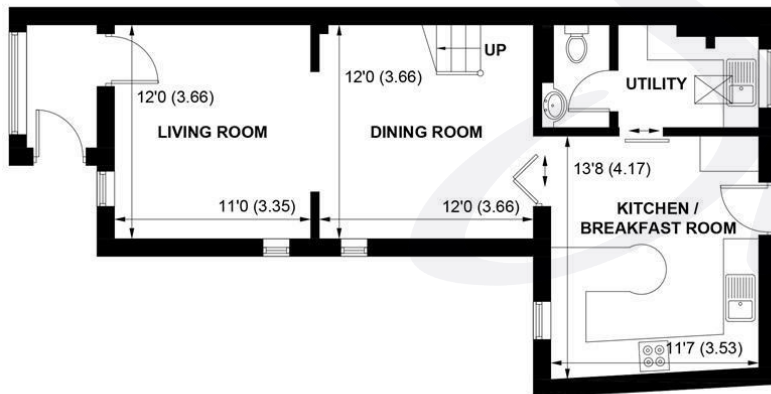
Band = D

Tenure - Freehold

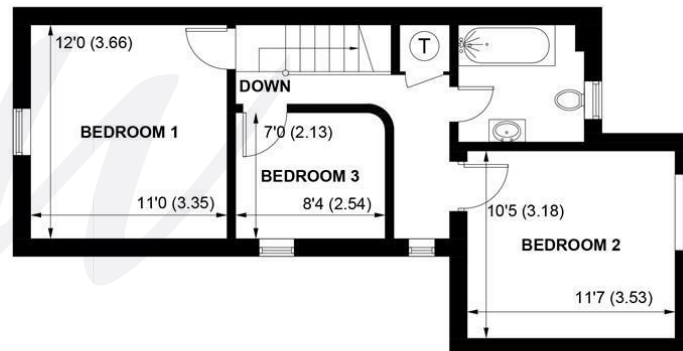




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1154 SQ FT / 107.2 SQ M
(INCLUDING GARAGE)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams**



simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

bognor-regis@simswilliams.co.uk

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.