



4 Woodlands Close, Barnham, PO22 0FQ

£450,000 Freehold



3 Bedrooms



2 Bathrooms



1 Reception Room





## Key Features

- Link Detached House
- Good Size Lounge
- Superb Kitchen/Dining Room
- Cloakroom
- 3 Good Size Bedrooms
- En Suite Shower Room
- Stylish Family Bathroom
- Garden
- Garage & Parking

## EPC Rating

Current = C

Potential = B

## Council Tax Band

Band = D

## Tenure - Freehold

Estate Charges:

KTS Estate Management Ltd

£710pa

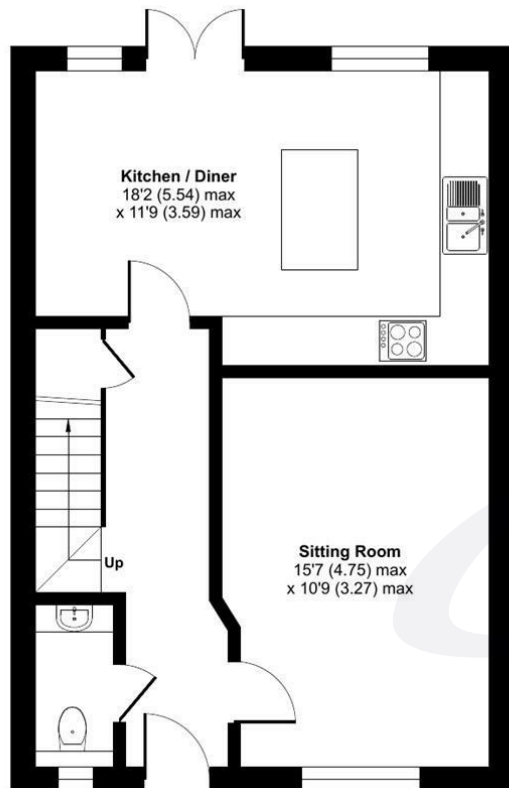


Approximate Area = 1012 sq ft / 94 sq m

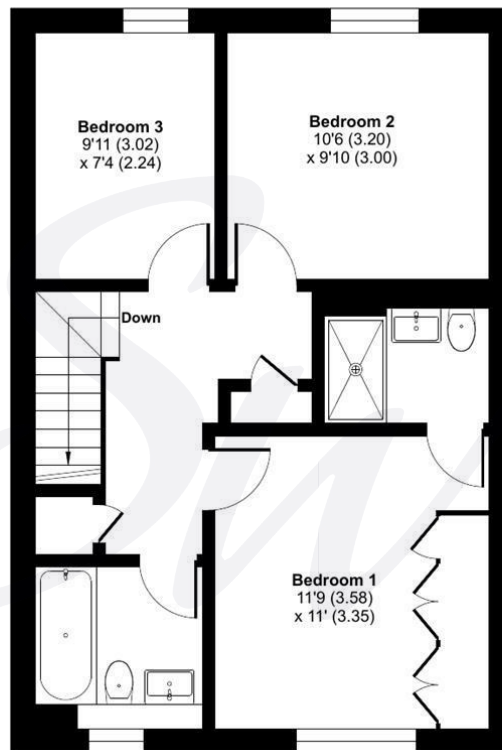
Garage = 196 sq ft / 18.2 sq m

Total = 1208 sq ft / 112.2 sq m

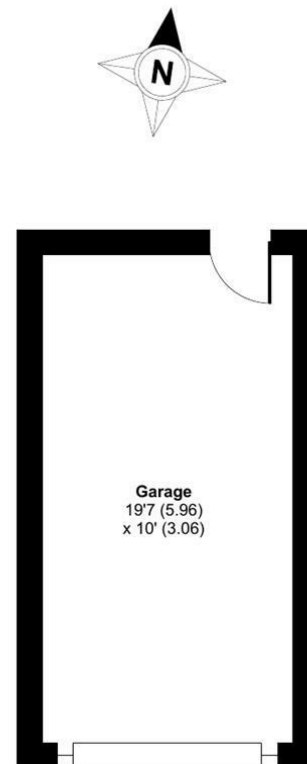
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sims Williams. REF: 1405516





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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

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Lettings 01243 836055

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#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

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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.