



4 Woodlands Close, Barnham, PO22 0FQ

£450,000 Freehold



3 Bedrooms



2 Bathrooms



1 Reception Room



Sims Williams

## 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

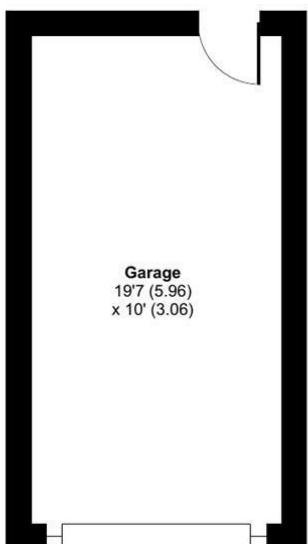
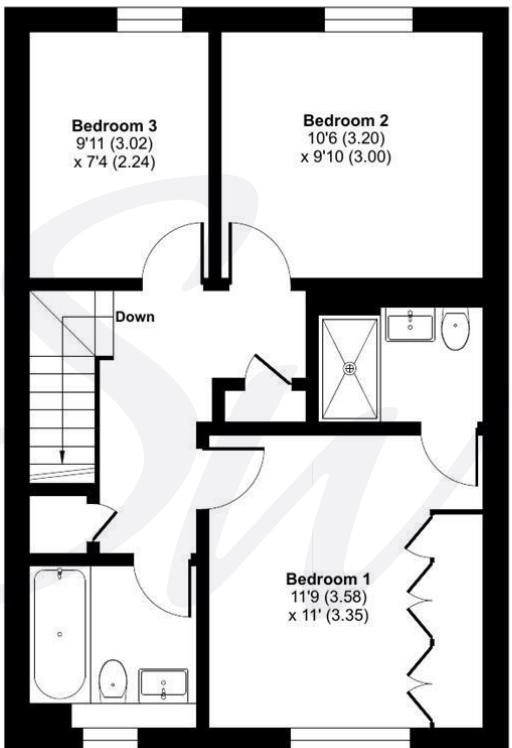
Estate Charges:

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026.  
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#### CHICHESTER

8-9 Southgate  
Sales 01243 787868  
Lettings 01243 836055  
[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

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#### WALBERTON

5 Maple Parade  
Sales 01243 551368  
Lettings 01243 836055  
[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

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#### ARUNDEL

8a High Street  
Sales 01903 885678  
Lettings 01903 881133  
[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

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#### BOGNOR REGIS

46 High Street  
Sales 01243 862626  
Lettings 01243 836055  
[bognor-regis@simswilliams.co.uk](mailto: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.