Brook Cottage, Lake Lane, Barnham, PO22 0AD

£575,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

Sims Williams

Key Features

- Exceptional Detached House
- Fully Renovated
- Open Plan Kitchen/Dining/Living
- Utility/Cloakroom
- 3 Double Bedrooms
- En Suite & Family Bathroom
- Separate Studio/Office
- Garden With Lovely Views
- Gated Driveway Parking

EPC Rating

Current = C
Potential = B

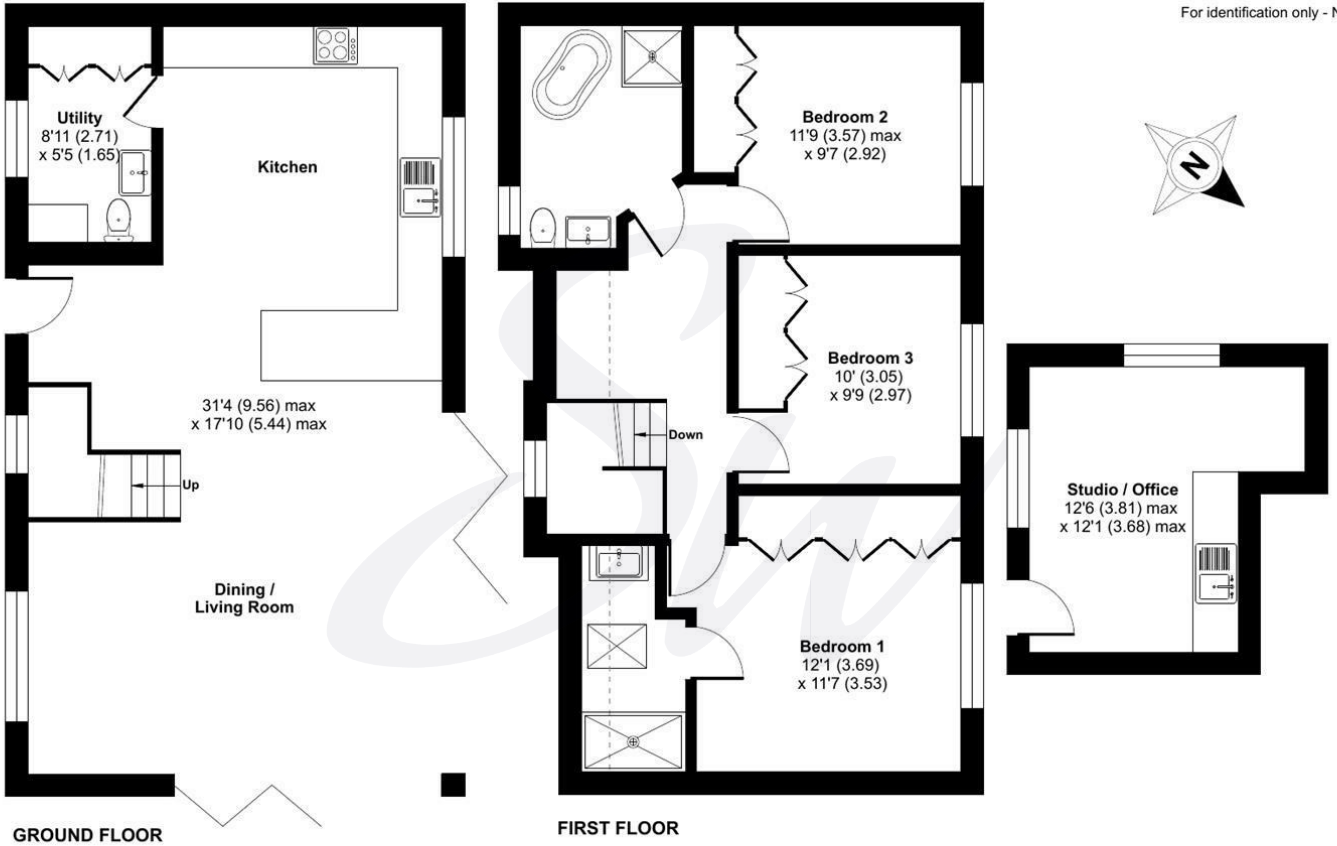
Council Tax Band

Band = D

Tenure - Freehold

Approximate Area = 1130 sq ft / 104.9 sq m
Limited Use Area(s) = 26 sq ft / 2.4 sq m
Outbuilding = 128 sq ft / 11.8 sq m
Total = 1284 sq ft / 119.1 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sims Williams. REF: 1409615

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.