



23 Elm Grove, Barnham PO22 0HJ

£825,000 Freehold



4 Bedrooms



4 Bathrooms



3 Reception Rooms



Sims Williams

Key Features

- Detached Family Home
- Versatile Accommodation
- Kitchen/Dining/Sitting Room
- Family/Snug Room & Office
- 4 Double Bedrooms
- Family Bathroom with Shower
- 3 Further Shower Rooms
- South Facing Rear Garden
- Cabin/Potential Annexe
- Ample Driveway Parking

EPC Rating

Current = C

Potential = B

Council Tax Band

Band = F

Tenure - Freehold



23, Elm Grove, PO22 0HJ

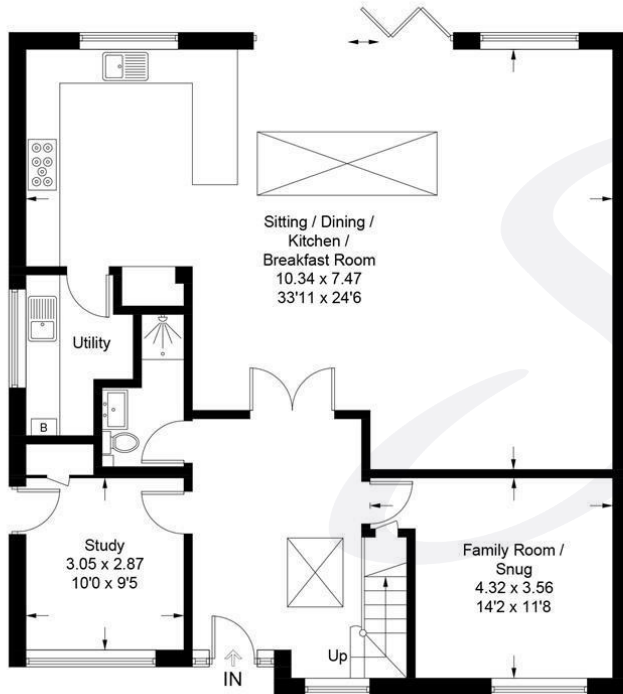
Approximate Gross Internal Area = 173.7 sq m / 1870 sq ft

Outbuilding = 31.0 sq m / 334 sq ft

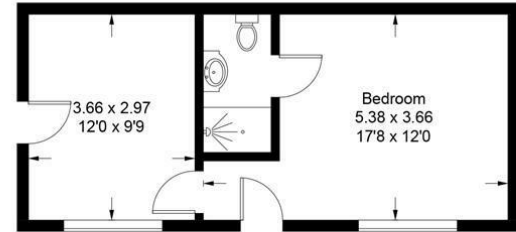
Total = 240.7 sq m / 2204 sq ft
(Excluding Void)



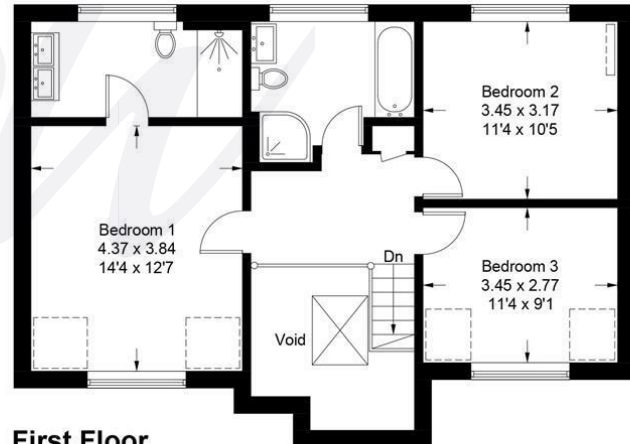
 = Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor



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.