



77 Elm Grove South, Barnham PO22 0EJ

£270,000 Freehold



2 Bedrooms



1 Bathroom



2 Reception Rooms

Sw

Sims Williams

Key Features

- Bright & Spacious House
- Quiet Cul De Sac
- Entrance Porch
- Kitchen/Breakfast Room
- Extended Lounge/Diner
- 2 Double Bedrooms
- Modern Bathroom
- Westerly Rear Garden
- Garage In Compound

EPC Rating

Current = C

Potential = C

Council Tax Band

Band = C

Tenure - Freehold

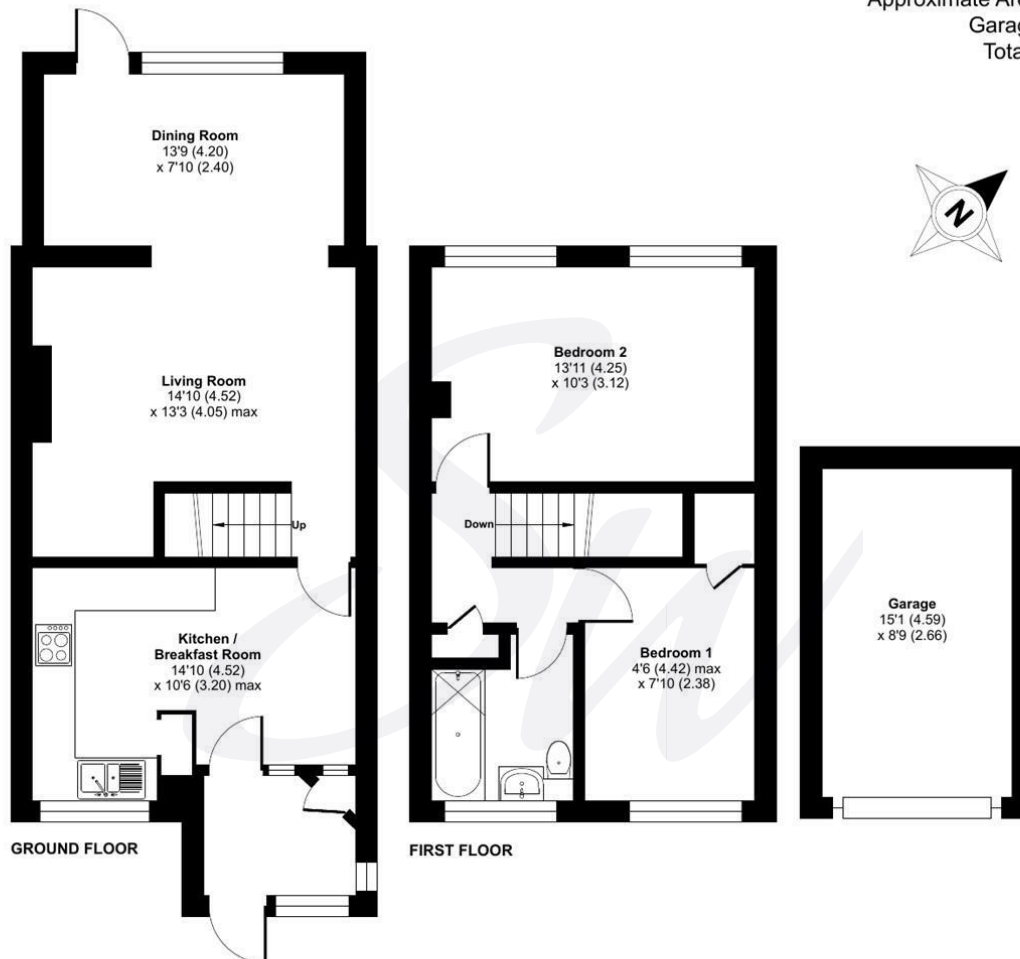


Approximate Area = 877 sq ft / 81.4 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1008 sq ft / 93.5 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). © ntechcom 2026. Produced for Sims Williams. REF: 1422806





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.