



10 Elm Grove, Barnham, PO22 0HJ

£750,000 Freehold



4 Bedrooms



1 Bathroom



4 Reception Rooms



Sims Williams

## Key Features

- 1930s Detached Family Home
- Desirable Tree-Lined Location
- Beautifully Presented Throughout
- Utility Room & Cloakroom
- Open-Plan Kitchen/Family Space
- Sitting Room with Log-Burning Stove
- Five Bedrooms Across Two Floors
- Feature South Facing Garden
- Extensive Driveway Parking
- Double Garage

## EPC Rating

Current = C

Potential = C

## Council Tax Band

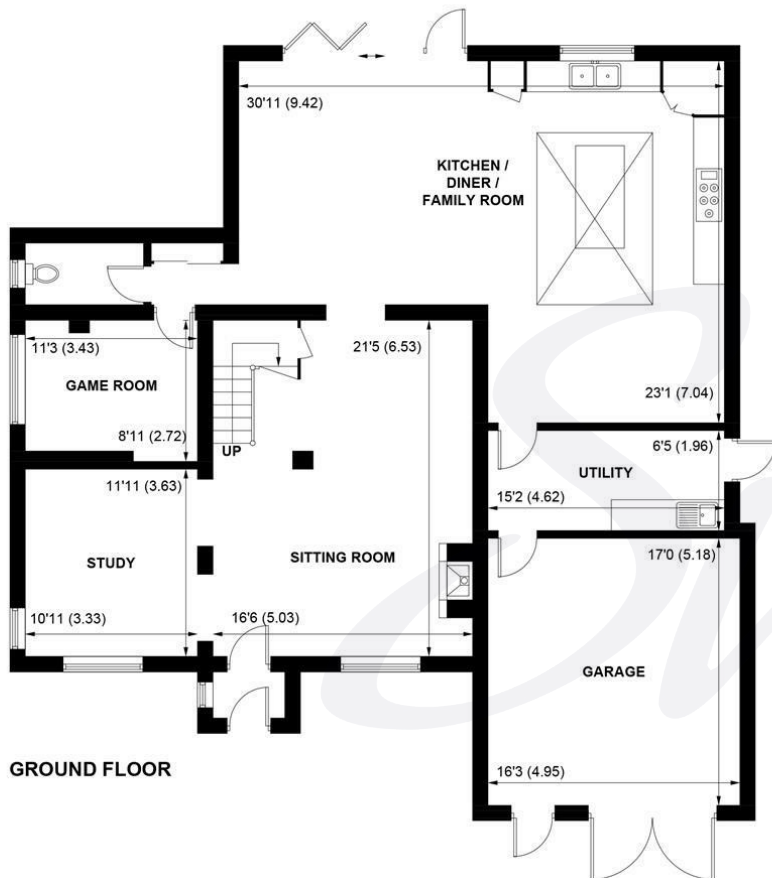
Band = F

## Tenure - Freehold

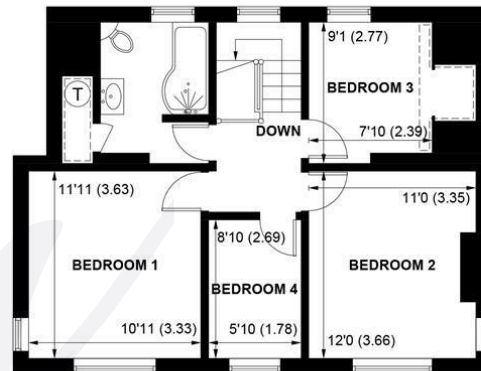
Estate Charges:

£55pa for road maintenance





 = REDUCED HEADROOM BELOW 1.5M / 5'0



**APPROXIMATE GROSS INTERNAL AREA = 2325 SQ FT / 216.0 SQ M  
(INCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
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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

Sales 01243 551368

Lettings 01243 836055

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

#### 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

[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.