23 Elm Grove, Barnham PO22 0HJ

£775,000 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

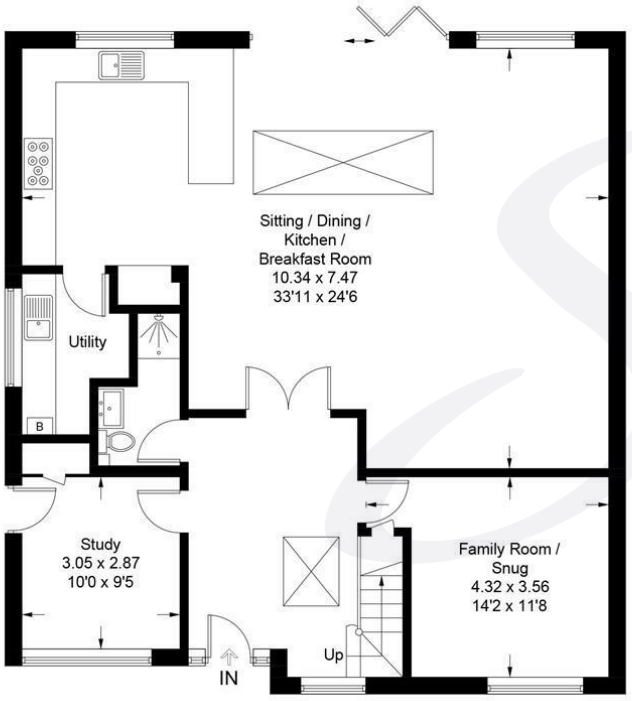
Band = F

Tenure - Freehold

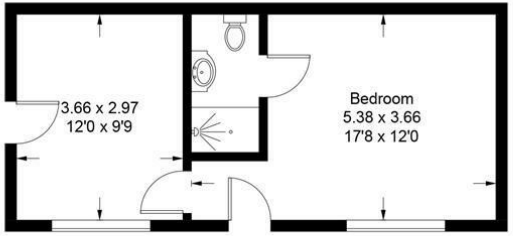
23, Elm Grove, PO22 0HJ

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)

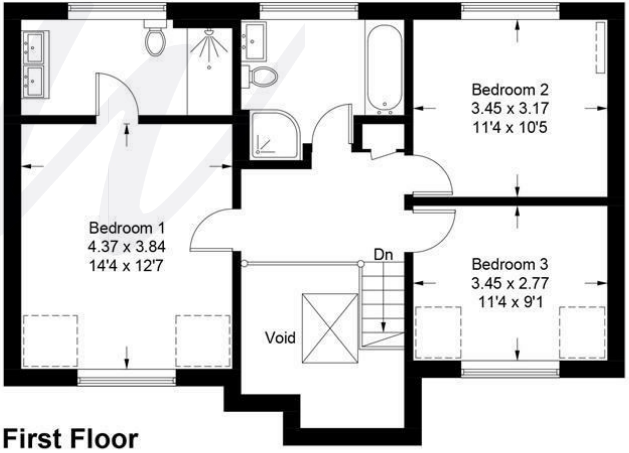
= Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1182368)

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.