



Clarkes

Estate Agents & Lettings Agents

Asking Price
£350,000
Freehold

7 Nightingale Lane, Barnham, PO22 0DL



Book a Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



What the agent says... “,, Material Information:

Located in a popular modern estate in Barnham and approximately 500m from the mainline train station is this delightful three bedroom attached property which was constructed in 2016.

The accommodation comprises entrance hall, lounge, inner hall, kitchen/diner, downstairs WC, main bedroom with ensuite shower room, two further bedrooms and a family bathroom.

Internally the property is well presented with modern kitchen units, double glazing and gas central heating. Upstairs the main bedroom is supported with integral wardrobes and its own ensuite shower room, and there is a further shower over bath in the family bathroom.

The rear garden is a comfortable size, enclosed by tall fencing and benefits from a door to the rear of the garage. The garage is large enough to house a modern vehicle.

Viewings are recommended.

Council Tax: Arun District Council - Band D
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas Central Heating
Parking: Garage & Off Road Parking

On 11/02/2025 information from the Ofcom Website shows:

Broadband	Availability		Max Down	Max Up
Standard	✓		7 mbps	0.8 mbps
Superfast	✓		80 mbps	20 mbps
Ultrafast	✓		1000 mbps	1000 mbps
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Likely	Likely	Likely	Likely

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.

- Modern Attached Property
- Three Bedrooms
- Main Bedroom Ensuite
- Kitchen/Diner
- Garage & Off Road Parking
- Close to Shops & Train Station



Accommodation

Entrance Hall

Lounge - 5.58m x 3.68m (18'3" x 12'0")

Inner Hall - 1.42m x 1.21m (4'7" x 3'11")

Kitchen/Diner - 4.67m x 3.43m (15'3" x 11'3")

Downstairs WC - 1.5m x 0.87m (4'11" x 2'10")

Bedroom 1 - 3.63m x 2.94m (11'10" x 9'7")

Ensuite Shower Room - 1.99m x 1.63m (6'6" x 5'4")

Bedroom 2 - 3.22m x 2.45m (10'6" x 8'0")

Bedroom 3 - 2.87m x 2.21m (9'4" x 7'3")

Bathroom - 2.14m x 1.9m (7'0" x 6'2")

Garage

