



**Book a Viewing**

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**<http://www.clarkesestates.co.uk>**

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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# Clarkes

Estate Agents & Lettings Agents

**Asking Price**  
**£599,950**  
**Freehold**

**24 Nightingale Lane, Barnham, PO22 0DL**



*Service you deserve. People you trust.*

**01243 861344**





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

Clarkes are delighted to offer to the market this immaculately presented, detached home, nestled in a quiet, cul-de-sac location in rural Barnham Village.

This captivating home is finished to a high standard and offers four good sized bedrooms, making it an ideal purchase for families or those looking for additional space for family and friends to visit. Tucked away, it feels suitably secluded with an outlook over woodland and open grassland.

The property has an enchanting walkway that leads from the front of the double garage to the entrance of the property, with a seated area, convenient for taking off those muddy boots after your walk. The ground floor comprises a light entrance hall, spacious living room with doors to the patio area at the rear of the property, a separate dining area, cloakroom and modern kitchen / breakfast room with integrated appliances.

Upstairs offers 4 good sized bedrooms, with an en-suite shower room to the primary bedroom and a family bathroom. The fourth bedroom would make an excellent home office, as it is currently being used.

The property is beautifully presented throughout and offers a sunny rear garden with a large patio area – ideal for alfresco dining and offering access to the double garage at the side.

Barnham itself offers a range of local shops and cafes, a public house and train station with excellent transport links to London and Brighton – all within walking distance from Nightingale Lane.

Council Tax: Arun DC Band E  
Property Type: Detached House  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Broadband: ADSL  
Parking: Double garage

On 22/05/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	6 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	Limited	Limited	Likely	Likely
O2	Likely	Likely	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 Clarkes Website for further details.

- Immaculately presented
- Close to village centre
- Cul-de-sac location
- Double garage
- Ensuite to main bedroom



## Accommodation

Rooms and Room Sizes:

**Entrance Hall** - 5.02m x 1.88m (16'5" x 6'2") at longest point

**Living Room** - 5.06m x 3.54m (16'7" x 11'7")

**Dining Room** - 3.91m x 2.74m (12'9" x 8'11")

**Kitchen** - 4.69m x 3.02m (15'4" x 9'10")

**WC**

**Bedroom 1** - 4m x 2.98m (13'1" x 9'9") with mirrored fitted wardrobes

**Ensuite** - 1.18m x 2.46m (3'10" x 8'0")

**Bedroom 2** - 3.03m x 2.72m (9'11" x 8'11")

**Bedroom 3** - 3.03m x 2.76m (9'11" x 9'0")

**Bedroom 4** - 2.77m x 1.9m (9'1" x 6'2")

**Bathroom** - 2.05m x 1.93m (6'8" x 6'3")

**Double Garage** - 6m x 5.91m (19'8" x 19'4")

