





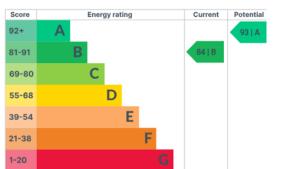






Book a Viewing

01243 861344 Sales@ClarkesEstates.co.uk 27 Sudley Road, Bognor Regis, PO21 1EW http://www.clarkesestates.co.uk



















Asking Price £599,950 **Freehold**

24 Nightingale Lane, Barnham, PO22 0DL

Clarkes

Estate Agents & Lettings Agents







Service you deserve. People you trust.

01243 861344

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.



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

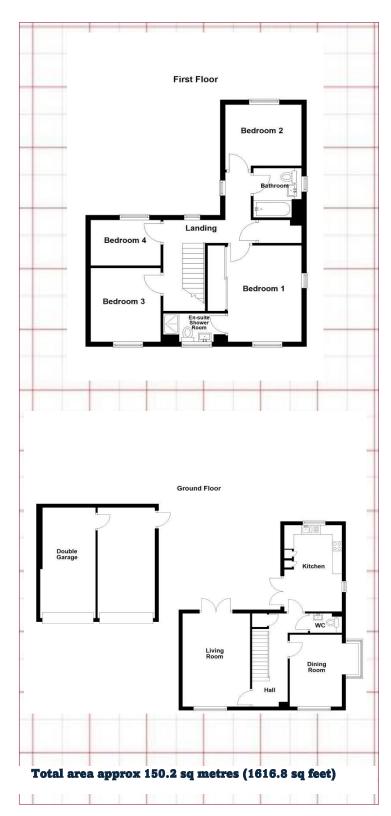
Broadband: ADSL Parking: Double garage

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")

