



24 Nightingale Lane, Barnham, PO22 0DL

£620,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms





## Key Features

- Detached Family House
- Dual Aspect Sitting Room
- Separate Dining Room
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- 4 Good Size Bedrooms
- En Suite & Family Bathroom
- Good Size Garden
- Double Garage & Parking

## EPC Rating

Current = B

Potential = A

## Council Tax Band

Band = E

## Tenure - Freehold

Estate Charges: £185.50/6 months

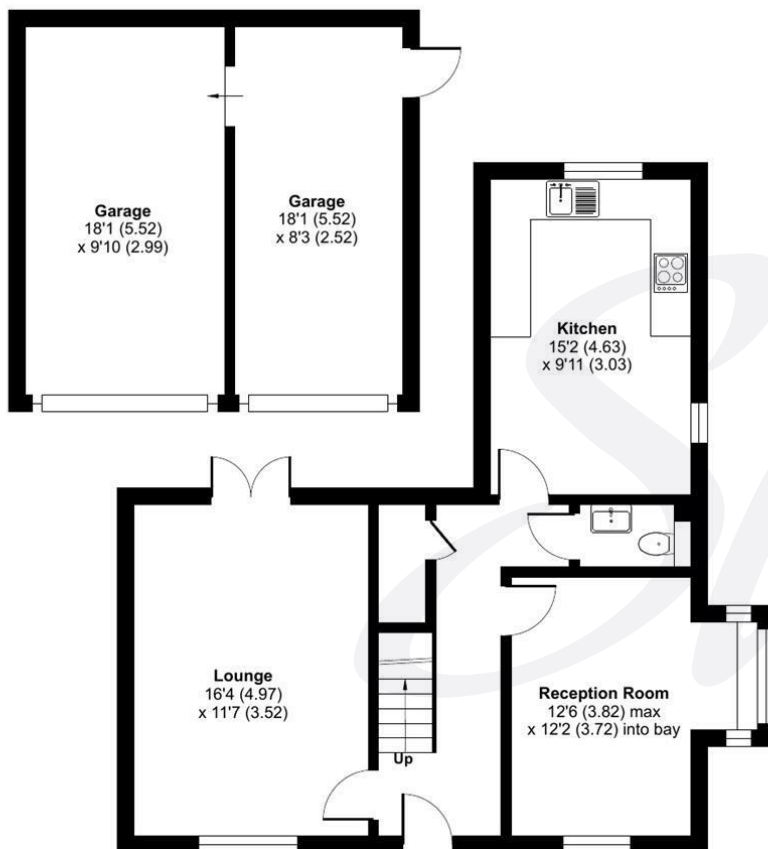


Approximate Area = 1227 sq ft / 114 sq m

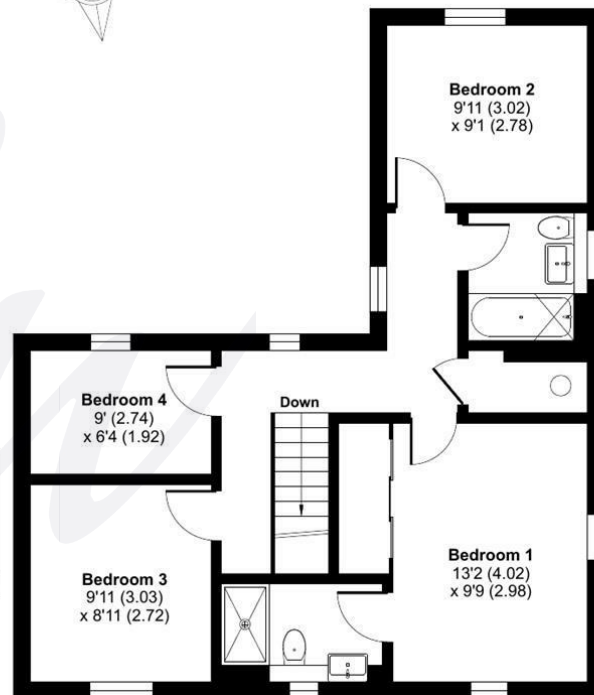
Garage = 336 sq ft / 31.2 sq m

Total = 1563 sq ft / 145.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.  
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#### CHICHESTER

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Lettings 01243 836055

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#### WALBERTON

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5 Maple Parade

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#### ARUNDEL

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#### BOGNOR REGIS

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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 guarantee and they do not form part of any contract.