



Bedford House, Lake Lane, Barnham, PO22 0AE  
£615,000 Freehold



5 Bedrooms



2 Bathrooms



3 Reception Rooms

Sw

Sims Williams

## Key Features

- Detached Family House
- Versatile Accommodation
- Three Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom/WC
- Two Bathrooms
- Landscaped Rear Garden
- Home Office/Guest Room
- Driveway Parking
- what3words  
[///powder.issuer.baker](https://www.what3words.com/powder.issuer.baker)

## EPC Rating

Current = C

Potential = C

## Council Tax Band

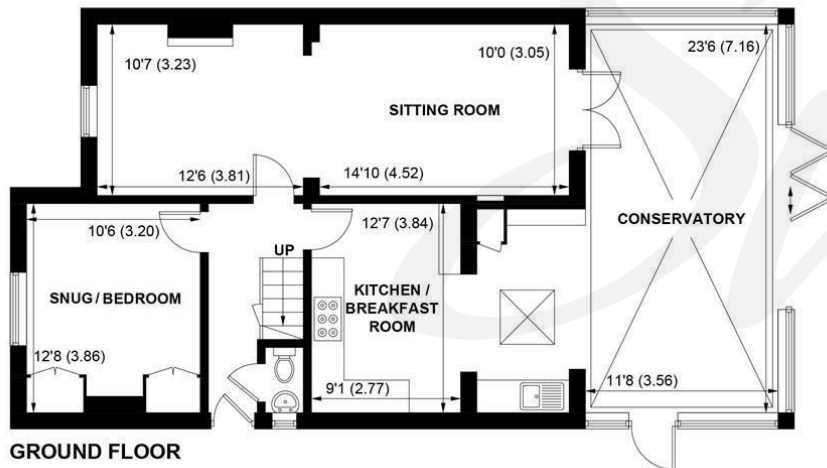
Band = D

## Tenure - Freehold

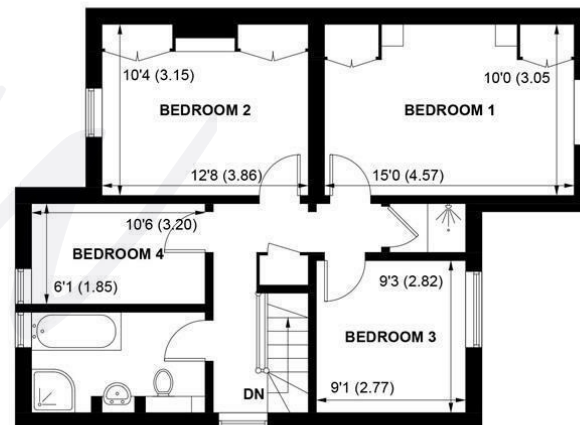




(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1665 SQ FT / 154.7 SQ M

STUDIO = 146 SQ FT / 13.6 SQ M

TOTAL = 1811 SQ FT / 168.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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#### CHICHESTER

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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 guaranteed and they do not form part of any contract.