



7 Songthrush Lane, Barnham PO22 0FB

£550,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Detached Family Home
- 4 Double Bedrooms
- Spacious Sitting Room
- Kitchen/Diner
- Downstairs Cloakroom
- En Suite & Family Bathroom
- Southerly Garden
- Garage & Driveway
- Solar Panels
- Short Walk to Village Centre

## EPC Rating

Current = B

Potential = A

## Council Tax Band

Band = E

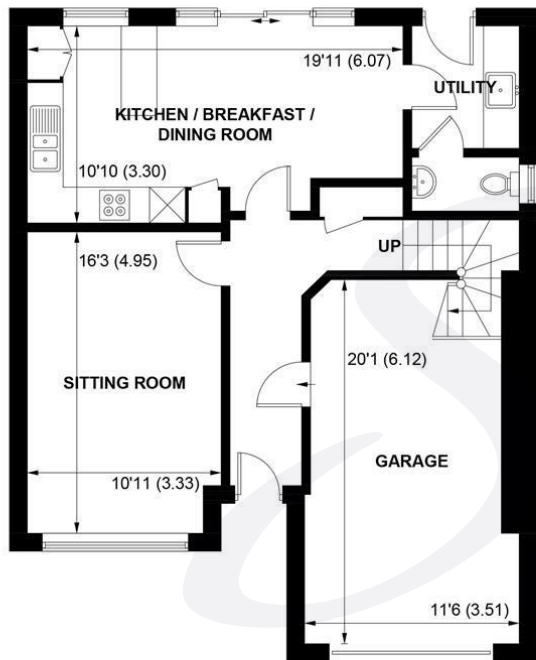
## Tenure - Freehold

Estate Charges:

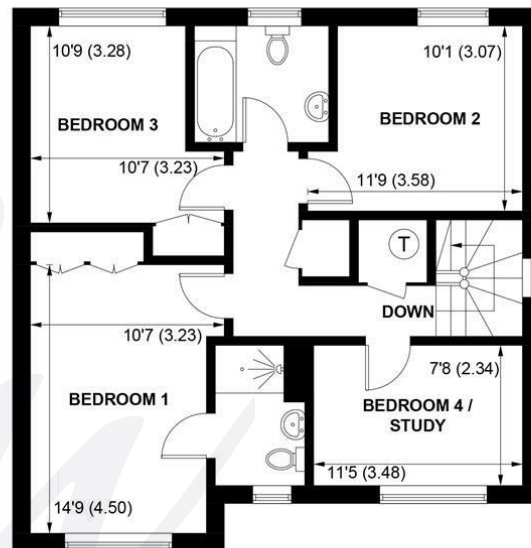
RMG

£436pa





**GROUND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1526 SQ FT / 141.8 SQ M  
(INCLUDING GARAGE)**

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

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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.