



12 Oaktree Cottages, Barnham Lane,
Walberton, BN18 0AY

£425,000 Freehold



3 Bedrooms



1 Bathroom



3 Reception Rooms



Sims Williams

Key Features

- Semi-detached Family House
- Bright & Spacious Throughout
- Through Reception Room
- Kitchen/Breakfast Room
- Separate Utility Room
- Cloakroom/wc
- Three Double Bedrooms
- Family Bathroom/WC
- Southerly Aspect Rear Garden
- Ample Driveway Parking

EPC Rating

Current = D

Potential = B

Council Tax Band

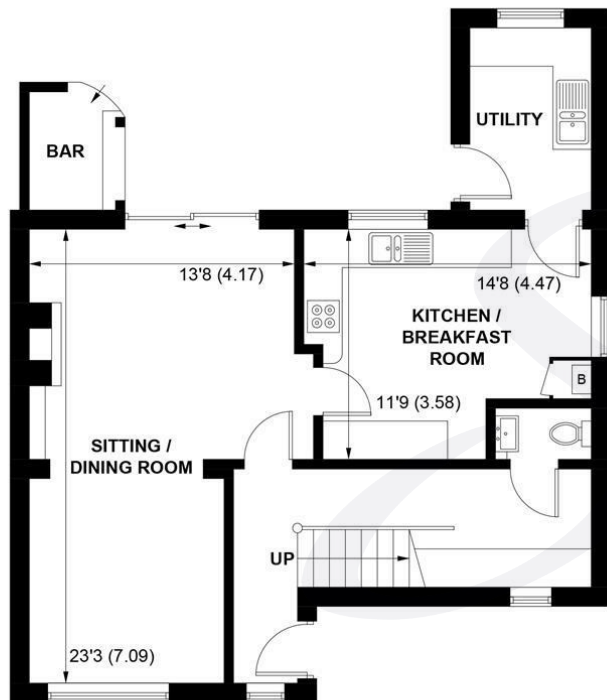
Band = D

Tenure - Freehold

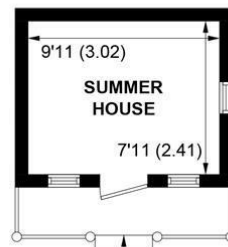




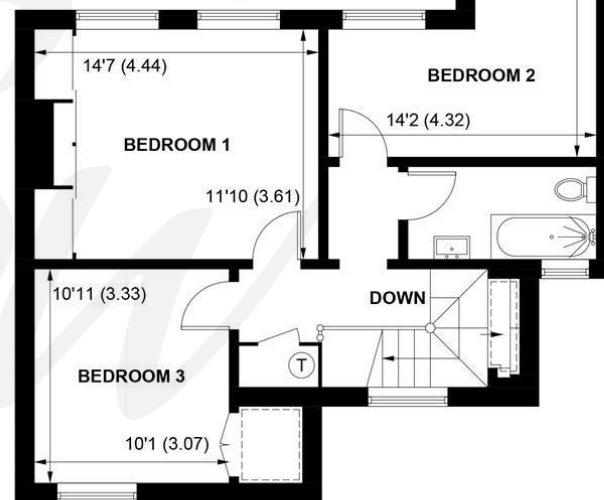
 = REDUCED HEADROOM BELOW 1.5M / 5'0"



GROUND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1306 SQ FT / 121.3 SQ M

SUMMER HOUSE = 77 SQ FT / 7.2 SQ M

TOTAL = 1383 SQ FT / 128.5 SQ M

(EXCLUDING BAR)

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

Produced for Sims Williams



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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.