



11 Elm Grove, Barnham PO22 0HJ

OIEO £400,000 Freehold



2 Bedrooms



1 Bathroom



2 Reception Rooms



Sims Williams



## Key Features

- Semi-Detached Bungalow
- Bright & Spacious Accommodation
- Sitting Room with Log Burner
- Kitchen/Dining Room
- 2 Bedrooms
- Modern Shower Room
- Conservatory
- Southerly Rear Garden
- Driveway & Garage
- Chain Free Sale

## EPC Rating

Current = B

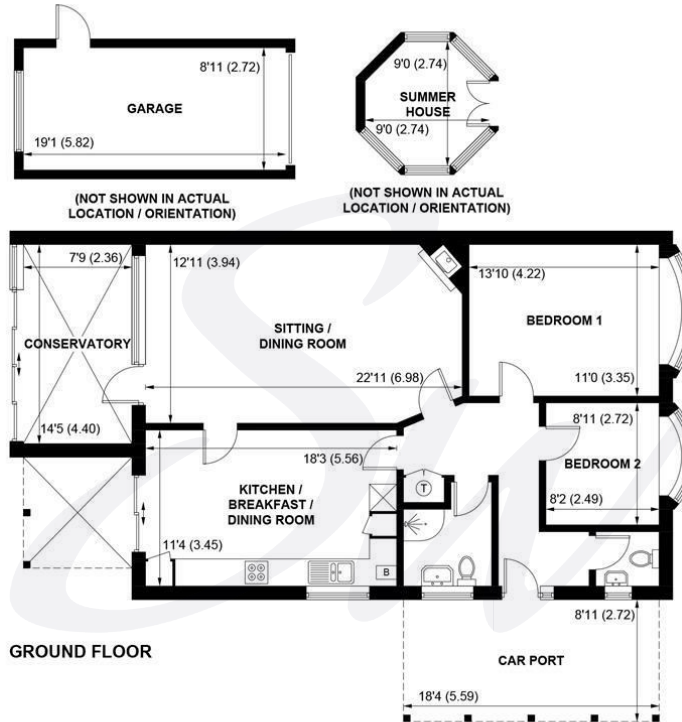
Potential = A

## Council Tax Band

Band = D

## Tenure - Freehold





**APPROXIMATE GROSS INTERNAL AREA = 1059 SQ FT / 98.4 SQ M**

**OUTBUILDING = 233 SQ FT / 21.7 SQ M**

**(INCLUDING GARAGE / EXCLUDING CAR PORT)**

**TOTAL = 1292 SQ FT / 120.1 SQ M**

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

**Produced for Sims Williams**



[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

---

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

---

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

---

8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

---

46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

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.