



10 Elm Grove, Barnham, PO22 0HJ

£750,000 Freehold



4 Bedrooms



1 Bathroom



4 Reception Rooms



Sims Williams

Key Features

- 1930s Detached Family Home
- Desirable Tree-Lined Location
- Beautifully Presented Throughout
- Utility Room & Cloakroom
- Open-Plan Kitchen/Family Space
- Sitting Room with Log-Burning Stove
- Five Bedrooms Across Two Floors
- Feature South Facing Garden
- Extensive Driveway Parking
- Double Garage

EPC Rating

Current = F

Potential = C

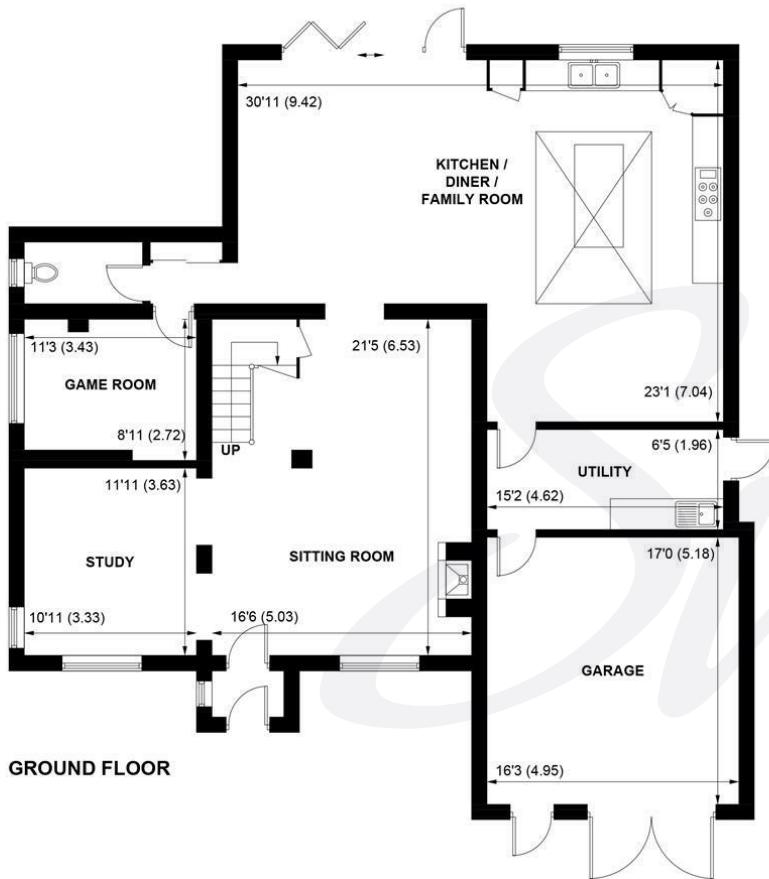
Council Tax Band

Band = F

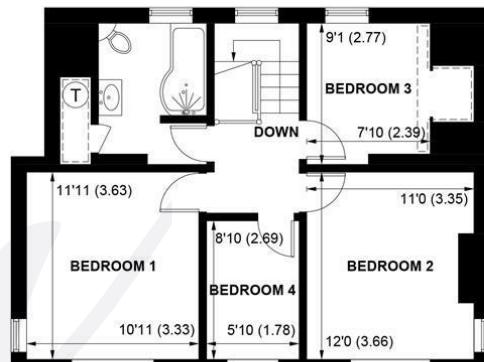
Tenure - Freehold

Estate Charges:
£55pa for road maintenance





[Dashed line] = REDUCED HEADROOM BELOW 1.5M / 5'0



APPROXIMATE GROSS INTERNAL AREA = 2325 SQ FT / 216.0 SQ M
(INCLUDING GARAGE)

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

CHICHESTER

8-9 Southgate
Sales 01243 787868
Lettings 01243 836055
chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade
Sales 01243 551368
Lettings 01243 836055
walberton@simswilliams.co.uk

ARUNDEL

8a High Street
Sales 01903 885678
Lettings 01903 881133
arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street
Sales 01243 862626
Lettings 01243 836055
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.