

# Clarkes

Service you deserve. People you trust.

Asking Price

£325,000

Freehold

32 Farnhurst Road, Barnham, PO22 0JN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Book a Viewing

Call: 01243 861344

Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)

27 Sudley Road, Bognor Regis, PO21 1EW



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**IMPORTANT NOTICE**  
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

<http://www.clarkesestates.co.uk>

01243 861344



- 3 Bedroom terraced house
- Modern kitchen/diner
- Utility room
- Good sized rear garden
- Village location
- Garage



## Accommodation

**Living Room** - 3.83m x 4.51m (12'6" x 14'9")

**Kitchen/Diner** - 4.79m x 2.78m (15'8" x 9'1")

**Utility Room** - 4.07m x 1.51m (13'4" x 4'11")

**WC** - 1.5m x 0.84m (4'11" x 2'9")

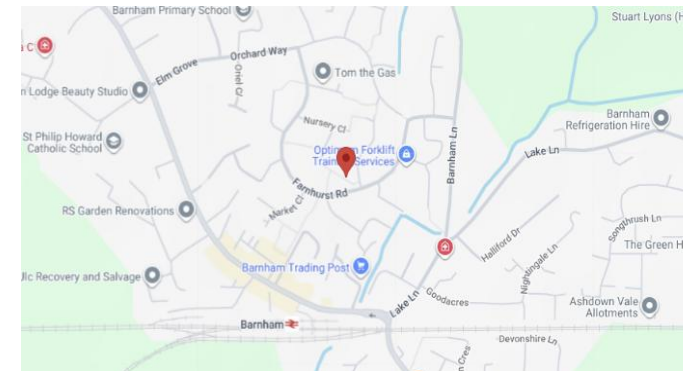
**Bedroom 1** - 3.76m x 2.72m (12'4" x 8'11")

**Bedroom 2** - 2.73m x 3.8m (8'11" x 12'5")

**Bedroom 3** - 1.99m x 2.84m (6'6" x 9'3")

**Bathroom** - 2.01m x 1.87m (6'7" x 6'1")

**Garage** - 2.5m x 5.09m (8'2" x 16'8")



## What the agent says... “,, Material Information:

A beautiful and charming terraced home, ideally positioned in the delightful village of Barnham, set back from Farnhurst Road and enjoying attractive views over lush green space with mature trees to the front.

This wonderful property offers a true 'family home' feel, full of character while remaining practical, stylish, and completely turnkey - ready to move straight in to. The ground floor comprises an entrance hall leading into a spacious, bright, and airy living room, complete with understairs storage and additional built-in space. Double doors open into a kitchen/diner, creating a perfect flow for both everyday living and entertaining. The modern kitchen is thoughtfully designed with a breakfast bar and a useful larder cupboard, while the dining area benefits from bespoke banquet seating, and further storage.

To the rear, there is a generously sized utility space, ideal for additional storage, along with a convenient separate WC. Double doors lead out to the sunny rear garden, providing an excellent indoor-outdoor connection.

Upstairs, the property offers two well-proportioned double bedrooms and a third single bedroom, perfectly suited as a child's room, nursery, or home office. The family bathroom is modern and stylish, offering a luxurious 'hotel-like' feel. Externally, the rear garden is a great size and features a shed, along with rear access leading to a garage and additional parking. A truly charming home in a sought-after village setting—early viewing is highly recommended.

Council Tax: Arun District Council Band C  
 Property Type: Mid terraced house  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: ADSL  
 Parking: Garage  
 Restrictions: None

On 29/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	4 mbps	0.5 mbps	
Superfast	✓	55 mbps	10 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor	Outdoor		
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Limited	Limited	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.

