



Vyners Mede, Lake Lane, Barnham, PO22 0AE

£665,000 Freehold



4 Bedrooms



3 Bathrooms



4 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Living Room With Fireplace
- Family Room & Study
- Superb Kitchen/Dining Room
- Utility Room & Boot Room
- Ground Floor Shower Room
- 4 Good Size Bedrooms
- En Suite and Family Bathroom
- Good Size Rear Garden
- Store Room & Driveway Parking

## EPC Rating

Current = D

Potential = C

## Council Tax Band

Band = D

## Tenure - Freehold

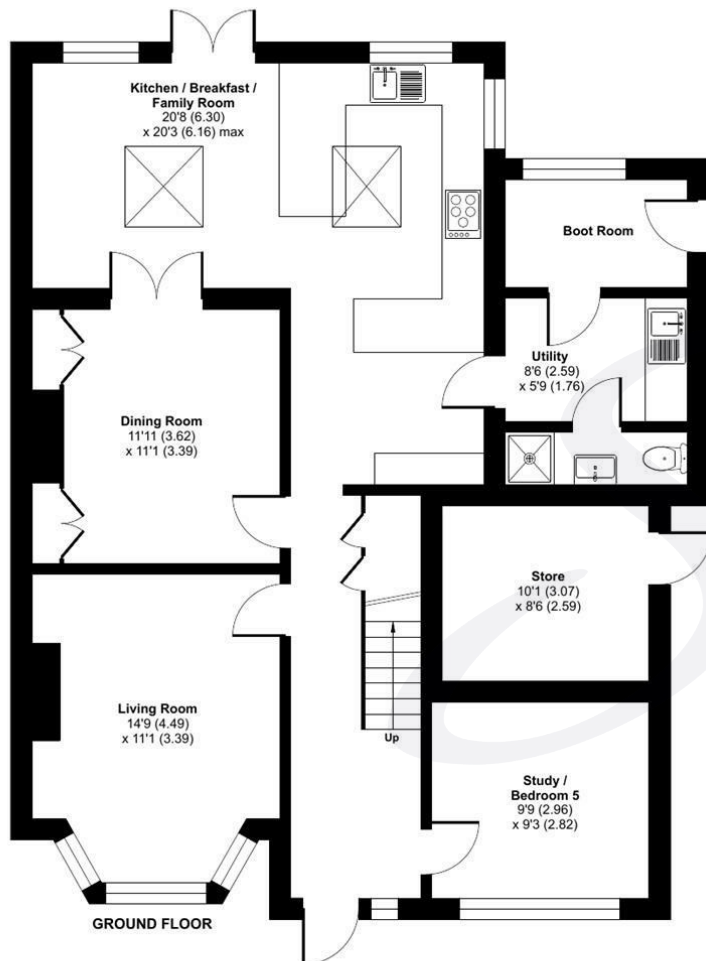


Approximate Area = 1728 sq ft / 160.5 sq m

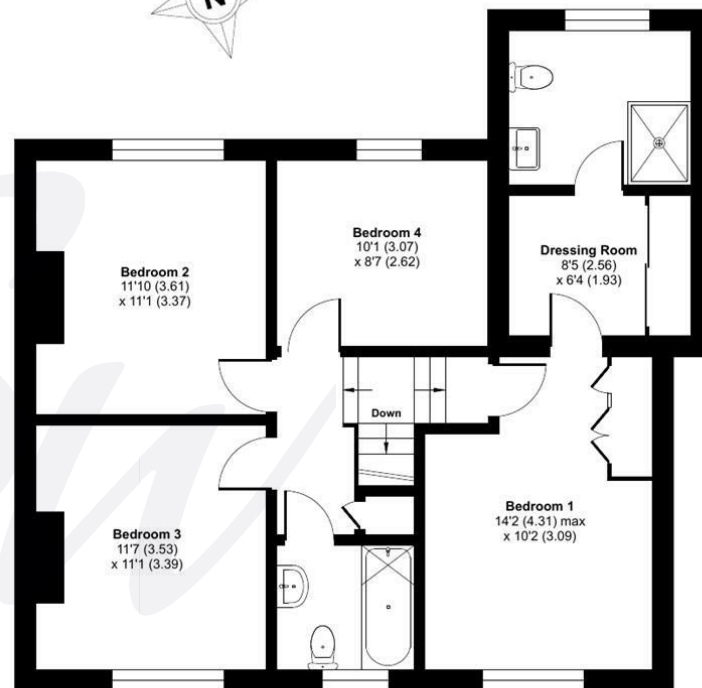
Outbuilding = 79 sq ft / 7.3 sq m

Total = 1807 sq ft / 167.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sims Williams. REF: 1419225





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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

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

#### WALBERTON

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5 Maple Parade

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Lettings 01243 836055

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

#### ARUNDEL

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8a High Street

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Lettings 01903 881133

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

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

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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.