

Clarkes

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Asking Price

£525,000

Freehold

Barnham Windmill House, Yapton Road, PO22 0BD



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 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.

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01243 861344



- **5 Bedroom detached house**
- **Secluded setting**
- **Spacious family room**
- **Beautifully presented**
- **Close to transport links**

Accommodation

Family Room - 4.89m x 4.67m (16'0" x 15'3")

Living Room - 6.31m x 5.31m (20'8" x 17'5")

Kitchen - 4.68m x 4.89m (15'4" x 16'0")

Utility/Bathroom - 2.43m x 2.38m (7'11" x 7'9")

Bedroom 1 - 3.52m x 3.13m (11'6" x 10'3")

Bedroom 2 - 3.5m x 3.13m (11'5" x 10'3")

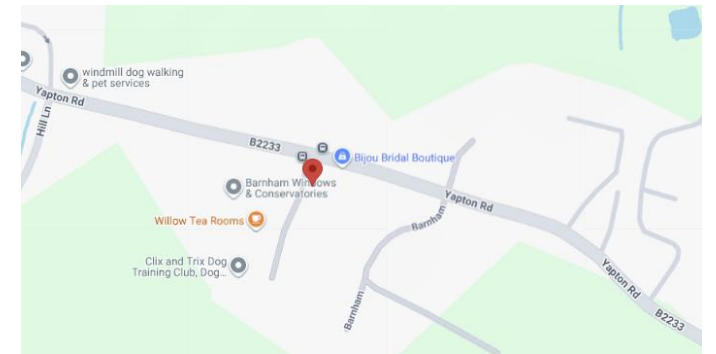
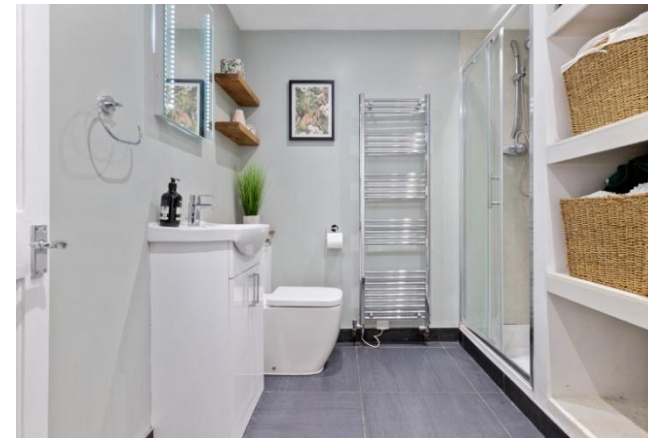
Bedroom 3 - 3.55m x 2.82m (11'7" x 9'3")

Bedroom 4 - 4.45m x 2.11m (14'7" x 6'11")

Bedroom 5 - 3.43m x 2.1m (11'3" x 6'10")

Bathroom

Shower Room



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

A rare opportunity to acquire this truly unique and beautifully presented five-bedroom detached residence, ideally situated in a secluded setting close to the iconic Grade II listed Historic Windmill and within easy walking distance of Barnham's mainline station, offering excellent transport links to London and Brighton. This impressive home is thoughtfully arranged over three floors and offers spacious, versatile accommodation throughout. The property is entered via a distinctive lower ground floor, where you are welcomed into a generous L-shaped reception room, perfect for both relaxing and entertaining. This level also features a double bedroom and a well-appointed shower/utility room with fitted storage, making it ideal for guests or multi-generational living.

Stairs rise to the stunning ground floor, which forms the heart of the home. Here, a stylish and contemporary kitchen is fitted with integrated appliances and complemented by a central island with breakfast bar. The kitchen flows seamlessly into a superb family room, creating a bright and sociable space perfect for modern living.

The upper floor continues to impress, offering four well-proportioned bedrooms and two bathrooms.

Throughout, this outstanding property has been tastefully designed and meticulously maintained, combining style and comfort in equal measure. Set within a peaceful and private location, this exceptional home offers a rare blend of character, space, and convenience.

Council Tax: Arun District Council Band E
 Property Type: Detached house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Off-road
 Restrictions: None

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

Broadband	Availability	Max Down	Max Up	
Standard	✓	12 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Limited	Limited	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

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

