



Second Floor

Total Area: 543 ft² ... 50.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by 1st Image 2026

Tenure: Leasehold – We are advised that there are approximately 105-years remaining on the lease (25-years from 1/1/2007).

Maintenance Fee: £1200.00 per annum (2026)

Ground Rent: £250.00 per annum

Energy Efficient Rating: C | **Council Tax Band:** B

You are advised to have this confirmed by your legal representative at your earliest opportunity.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
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**12 Abbie Court, Lake Lane,
Barnham, West Sussex, PO22 0JB**
£180,000 (Leasehold)



Conveniently situated within close proximity to Barnham village centre and its extensive range of useful local amenities is this one-bedroom, top floor flat.

The property boasts a contemporary open-plan layout, the primary feature of which is the sizeable, dual aspect, living/kitchen room boasting a range of modern fitted kitchen units and worktops, integrated appliances, and skylight windows.

The aforementioned bedroom benefits from a recessed wardrobe, whilst the spacious bathroom/WC is fully tiled and encompasses a modern white suite.

Additional attributes include; gas central heating; a security entry phone system; an allocated car parking space; and access to communal gardens.



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The location of Abbie Court is a notable characteristic, not only affording residents easy access to the shopping parade, but also to public transport links, with bus routes operating along Lake Lane, and the mainline railway station being within only a few hundred meters.

Barnham is a picturesque semi-rural village in West Sussex, located approximately 5-miles north of Bognor Regis. The A27 can be found in approximately 2.5-miles distance and enables a route to the historic cathedral city of Chichester (approx. 7.5-miles distance).



Allocated Car Parking Space



Communal Garden



... dual aspect, living/kitchen room boasting a range of modern fitted kitchen units and worktops ...