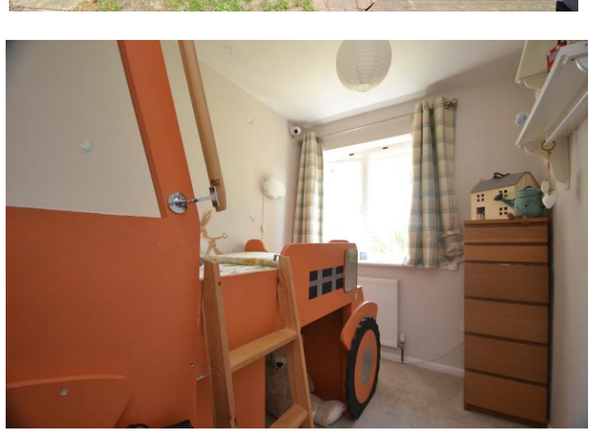
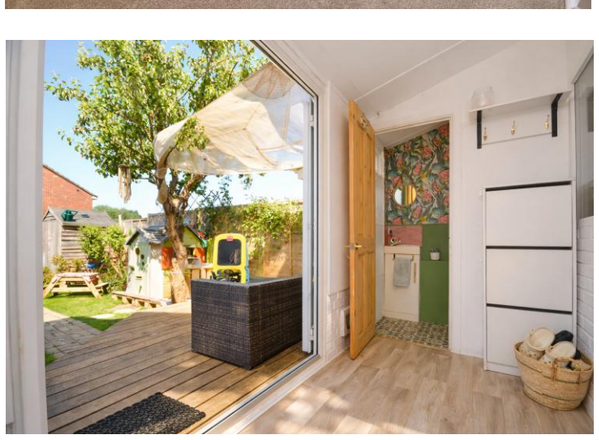






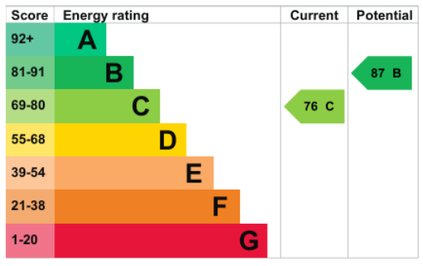






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Freehold

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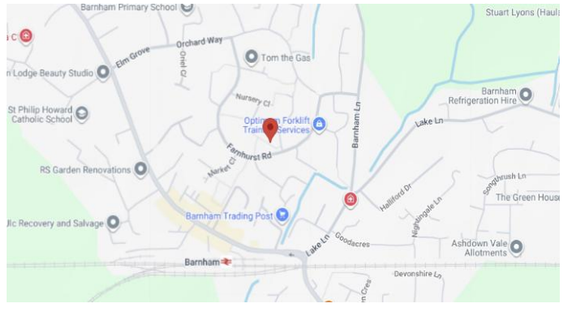


http://www.clarkesestates.co.uk **01243 861344**



- **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... "

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 banquette 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.

Material Information:

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
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

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 Clarkes Website for further details.

