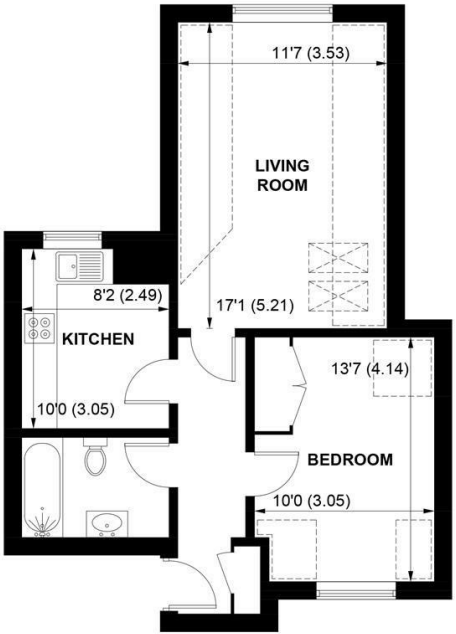


Sims Williams

8 BELLINGHAM HOUSE, 134 BARNHAM ROAD, BARNHAM, WEST SUSSEX, PO22 0EY

= REDUCED HEADROOM BELOW 1.5M / 5'0




## SECOND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 548 SQ FT / 50.9 SQ M**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

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# £1,050 PCM

## 8, BELLINGHAM HOUSE, 134 BARNHAM ROAD BARNHAM, WEST SUSSEX, PO22 0EY

- One Bedroom Second Floor Apartment
- Attractive Residential Development
- Spacious Living Room with Vaulted Ceiling
- Separate Fitted Kitchen with Appliances
- Double Bedroom with Built-In Wardrobes
- Bathroom with Shower Over Bath
- One Allocated Parking Space and Communal Gardens
- Convenient for Barnham Village and Mainline Railway Station
- Five Week Rent Security Deposit

## EPC RATING

Current = C
Potential = C

## COUNCIL TAX BAND

Band = B

Situated within an attractive development in the popular village of Barnham, this well-presented one bedroom second floor apartment offers bright and spacious accommodation, enhanced by charming sloping ceilings and an abundance of natural light.

The accommodation comprises an entrance hallway leading to a generously proportioned living room, featuring a vaulted ceiling, two Velux windows and an additional window overlooking the surrounding grounds. The room offers ample space for both comfortable seating and a dining area.

The separate fitted kitchen benefits from a range of cream wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include an electric oven and hob, with a washing machine also provided.

The double bedroom is a good size and features built-in double wardrobes, providing useful storage without compromising the available floor space.

The bathroom is fitted with a white suite comprising a bath with shower over and glass shower screen, wash hand basin with vanity storage beneath and WC.

Further benefits include electric heating and one allocated parking space.

Externally, the property enjoys the use of attractive, established communal gardens, predominantly laid to lawn with mature trees and shrubs.

Bellingham House is conveniently positioned within the village of Barnham, which offers a range of local shops and everyday amenities. Barnham's mainline railway station provides services towards Chichester, Brighton, Portsmouth and London Victoria, making the location particularly appealing to commuters.

This attractive apartment would make an ideal home for a single professional or couple seeking comfortable accommodation in a well-connected village location.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract