

The logo for Sims Williams, featuring the letters 'SW' in a white, elegant script font on a dark blue square background.

Sims Williams



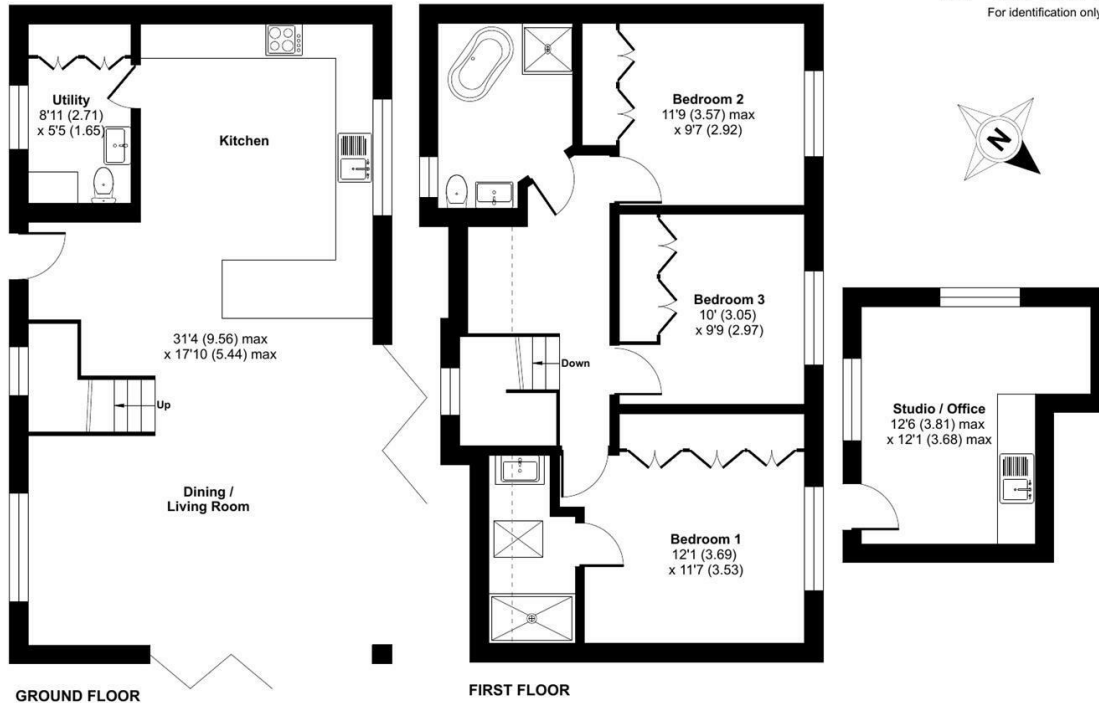
**BROOK COTTAGE, LAKE LANE, BARNHAM, PO22 0AD**



Denotes restricted head height

Approximate Area = 1130 sq ft / 104.9 sq m  
Limited Use Area(s) = 26 sq ft / 2.4 sq m  
Outbuilding = 128 sq ft / 11.8 sq m  
Total = 1284 sq ft / 119.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Sims Williams. REF: 1409615



# £1,800 PCM

BROOK COTTAGE, LAKE LANE,  
BARNHAM,  
, PO22 0AD

- Exceptional Detached House available for a 12 month tenancy
- Fully Renovated
- Open Plan Kitchen/Dining/Living
- Utility/Cloakroom
- 3 Double Bedrooms
- En Suite & Family Bathroom
- Separate Studio/Office
- Gated Driveway Parking
- Five Weeks Rent Security Deposit

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = D

This extensively renovated home offers stylish and contemporary living throughout. The spacious open-plan kitchen and living area provides a wonderful sense of light and space, with stunning views that truly bring the outdoors in. A separate utility room adds further practicality.

Upstairs, there are three generous double bedrooms, with fitted storage to both the principal and second bedrooms. The principal bedroom also benefits from a beautifully appointed en-suite shower room. The family bathroom is finished to a high standard and features both a separate shower and a bathtub.

Outside, the garden backs directly onto the Barnham Rife, enjoying lovely views over open countryside. There is a separate studio/office, ideal for home working or hobbies, and double gates providing off-road parking for two vehicles. The patio area is due to be completed with porcelain tiles once weather conditions allow.

This ultra-modern home is available on a 12-month tenancy and is ideally situated within easy reach of Barnham Train Station and the sought-after village of Walberton.

Sorry No Pets.

*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.*

