



# Clarkes

Estate Agents & Lettings Agents

Asking Price

£290,000

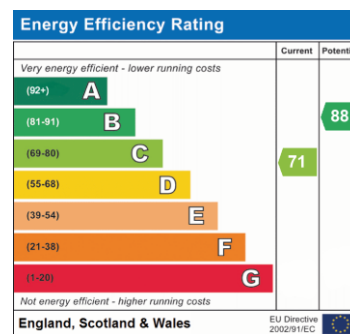
Freehold

Hedge End, Barnham, PO22 0JP



Book a Viewing

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- Three Bedrooms
- Mid-Terrace Home
- Kitchen/Diner
- Cul-de-Sac Location
- Off Road Parking
- Backing onto Woodland



## Accommodation

Entrance Hall:

Lounge: 15' 06" x 10' 04" (4.72m x 3.15m)

Kitchen: 15' 06" x 9' 03" (4.72m x 2.82m)

Bedroom 1: 12' 08" x 8' 08" (3.86m x 2.64m)

Bedroom 2: 13' 10" x 6' 04" (4.22m x 1.93m)

Bedroom 3: 8' 04" x 6' 08" (2.54m x 2.03m)

Bathroom: 9' 0" x 5' 08" (2.74m x 1.73m)

Rear Garden: 22' 3" x 12' 2" (6.78m x 3.71m)

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

Located in the popular village of Barnham is this 3-bedroom mid-terrace home backing onto a small woodland. The property benefits from double glazing, gas central heating and off-road parking for 2/3 vehicles.

Council Tax: Arun District Council Band C  
 Property Type: Purpose Built  
 Property Construction: Standard  
 Electricity, Water, Drainage Supply: Mains  
 Heating: Gas Central Heating  
 Parking: Off Road

The accommodation comprises an entrance hall, lounge overlooking the rear garden and woodland, fitted kitchen with space for a dining table, two double bedrooms (one with built-in wardrobes), a single bedroom and good size bathroom.

On 02/01/2025 information from the Ofcom Website shows:

Broadband Availability	Max Down	Max Up		
Standard	✓	6 mbps	0.7 mbps	
Superfast	✓	75 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

Barnham itself benefits from a selection of local shops, schools and a mainline train station with services direct to London Victoria. The area also includes reliable bus services linking Barnham to Chichester, Bognor Regis and the surrounding villages.

