



Clarkes

Estate Agents & Lettings Agents

Asking Price
£220,000
Freehold

11 Warren Way, Barnham, Bognor Regis, PO22 0JX



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- Mid Terraced Home
- One Double Bedroom
- Lounge & Conservatory
- Modern Kitchen
- Bathroom
- Off Road Parking



Accommodation

- Kitchen - 2.78m x 2.5m (9'1" x 8'2")
- Lounge - 3.5m x 3.39m (11'5" x 11'1")
- Conservatory - 2.95m x 2.95m (9'8" x 9'8")
- Hall, Stairs & Landing - 1.9m x 2.14m (6'2" x 7'0")
- Bedroom - 3.41m x 3.4m (11'2" x 11'1")
- Bathroom - 1.46m x 2.9m (4'9" x 9'6")
- Rear Garden - 8.8m x 3.3m (28'10" x 10'9")

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

This delightful one-bedroom freehold house is located in a popular residential estate behind the Trading Post in Barnham Village. It is just over half a mile walk to go 'the long way' around to the village centre and the main line train station (appx 5 minutes' walk).

The accommodation comprises a modern kitchen, lounge, a conservatory extension to the rear, and upstairs is bedroom and bathroom.

Outside to the front is off road parking for one vehicle (centre space to the left of the main door) and there is a low maintenance garden to the rear. (The shed will be remaining).

The size and layout make these homes ideally configured for single occupants, and viewings are highly recommended.

Council Tax: Arun District Council - Band B
 Property Type: Purpose Built
 Property Construction: Standard
 Electricity, Water, Drainage Supply: Mains
 Heating:
 Parking: Off Road Parking
 Restrictions: None that we are aware of

On 12/12/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	4 mbps	0.6 mbps
Superfast	✓	52 mbps	9 mbps
Ultrafast	✓	1000 mbps	1000 mbps

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

