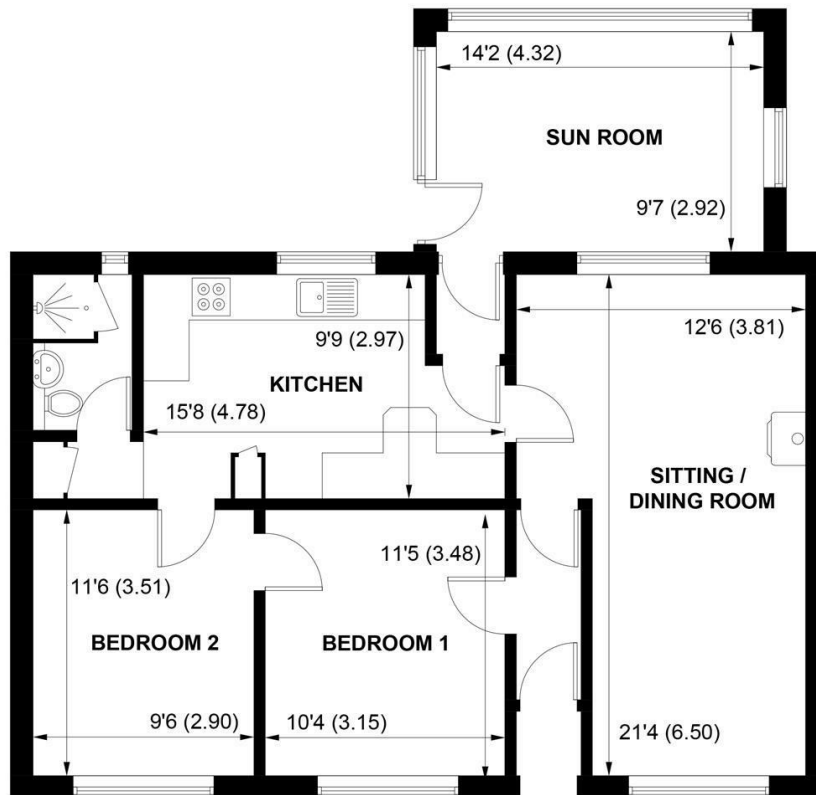




CLANWILLIAM, PARK ROAD, BARNHAM, SUSSEX, PO22 0AQ



**APPROXIMATE GROSS INTERNAL AREA = 858 SQ FT / 79.7 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©  
Produced for Sims Williams**

**WALBERTON OFFICE**

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# £375,000 Freehold

CLANWILLIAM, PARK ROAD,  
BARNHAM,  
SUSSEX, PO22 0AQ

- Cash Buyers Only
- Detached Bungalow
- Lounge/Diner
- Kitchen
- Sun Room
- 2 Double Bedrooms
- Shower Room
- Off Road Parking
- Large garden

## EPC RATING

Current = E

Potential = B

## COUNCIL TAX BAND

Band = C

Situated in a quiet cul de sac in Barnham this detached bungalow sits on a large plot and has great potential to extend (subject to the necessary consents).

Accommodation comprises entrance hall leading to a good size lounge/diner with wood burning stove.

The kitchen is fitted with a range of units with fitted electric oven and hob with extractor, space for further appliances, a breakfast bar, and a door to a sun lounge.

There are 2 double bedrooms. The shower room has a shower cubicle, wash basin with cupboard underneath and a WC,

The rear garden is a particular feature and measures in excess of 200ft and backs onto a field. It is mainly to lawn with patio area. There are various mature fruit trees, a greenhouse and workshops/sheds. The front garden is enclosed with a further area of lawn and gates leading to parking for a minimum of 2 cars along with a lean-to car port.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From Barnham Railway station head in an easterly direction along Barnham Road, turning left before the bridge into Lake Lane. After a few hundred yards bear right continuing along Lake Lane. Park Road is the second turning on the left. The property can be found on the right hand side.



