



**Bell & Blake**  
SALES & LETTINGS

17 Elm Grove, Barnham, West Sussex, PO22 0HJ

Asking Price £799,950



## 17 Elm Grove, Barnham, Bognor Regis, West Sussex PO22 0HJ



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4



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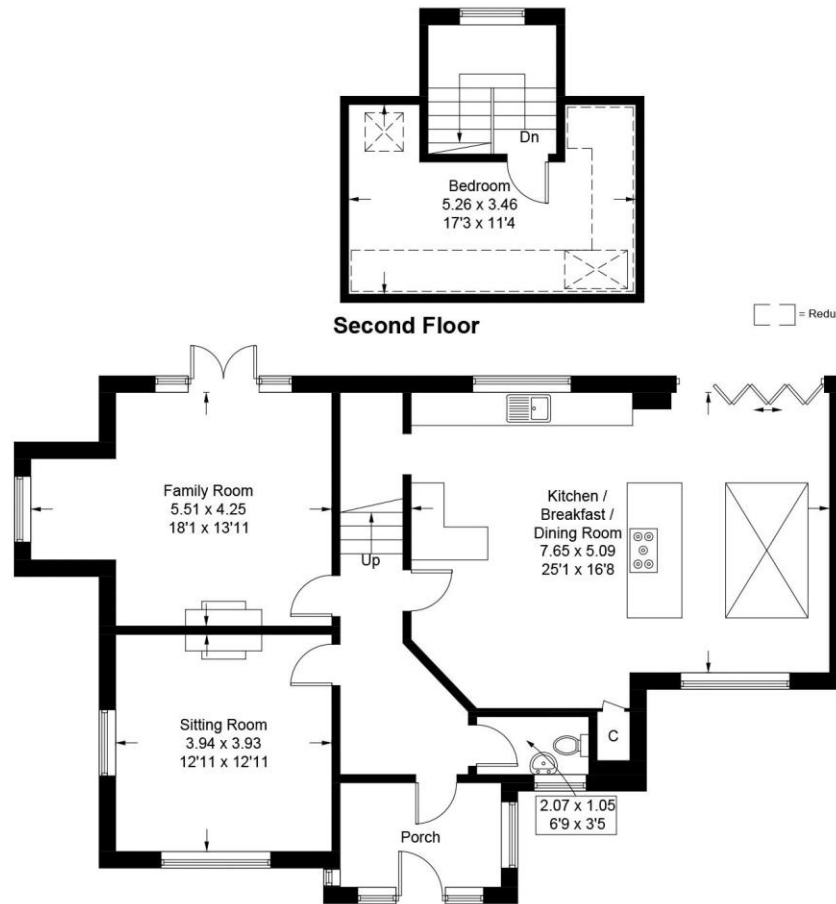
- › Stunning Detached Character Property
- › Private Road Location
- › Substantial Secluded Southerly Aspect Rear Garden
- › Garden Studio & Store (potential to convert into annexe, subject to necessary planning consents)
- › 4 Bedrooms
- › 2 Bathrooms
- › 25ft Kitchen Diner
- › Sitting Room & Snug
- › Large Driveway With Turning Space
- › Downstairs WC
- › A Short Walk From Local Amenities, Including Mainline Train Station, Pubs, Restaurants, Shops, Well Regarded Schools & More.

This stunning detached character property has been greatly improved by it's current owner.

The property boasts a 25ft Kitchen Diner, a Sitting Room, a Snug, Downstairs WC, 4 Well proportioned bedrooms, a bathroom and further shower room. Outside there is a converted outbuilding currently being used as a Garden Studio with a separate Garden Store. There is a generous secluded southerly aspect garden to the rear and a large driveway with turning space to the front.

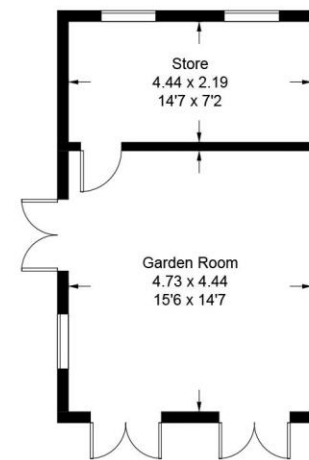
Council Tax Band: F



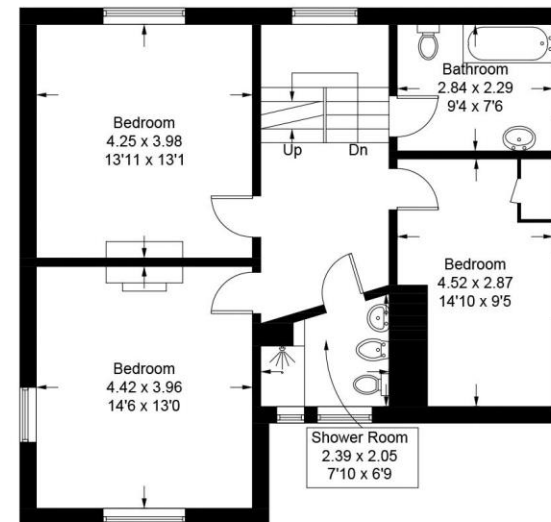


**Second Floor**

□ = Reduced head height below 1.5m



(Not Shown In Actual  
Location / Orientation)



**First Floor**

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

**Ground Floor**

Approximate Gross Internal Area  
 Ground Floor = 99.3 sq m / 1069 sq ft  
 First Floor = 73.0 sq m / 786 sq ft  
 Second Floor = 21.5 sq m / 231 sq ft  
 Garden Room and Store = 31.6 sq m / 340 sq ft  
 Total = 225.4 sq m / 2426 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**SussexPropertyPhotographer.co.uk**



## Location

The property is located in the popular village of Barnham, which is situated perfectly between the South Downs National Park to the North (2 miles) and The Seaside Villages of Felpham & Middleton-On-Sea to the South (4 Miles) both boasting stunning beaches.

Chichester is 7 miles to the West & Arundel is around 6.5 miles to the East. Barnham boasts a range of local amenities in walking distance from the property, including well regarded schools, mainline train station, restaurants, pubs, shops & more.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	73
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		