



16 Elm Grove
Barnham, West Sussex, PO22 0HJ

16 Elm Grove

The approach to this handsome detached home is via Elm Grove, an exclusive private road within 0.34 miles of the bustling village centre, with its eclectic mix of shops, restaurants and railway station which is direct to London Victoria and London Bridge. The accommodation comprises of four/five bedrooms, three bathrooms, three/four reception rooms, and a stunning open plan kitchen/garden room overlooking the south facing garden. To the front is a gated driveway, with extensive concrete drive. The south facing rear garden is attractive and not overlooked.

- Popular village location
- Private road
- 4/5 good sized bedrooms
- 3/4 reception rooms
- Open plan kitchen/garden room
- Ground floor bathroom
- Secluded south facing garden
- Extensive drive



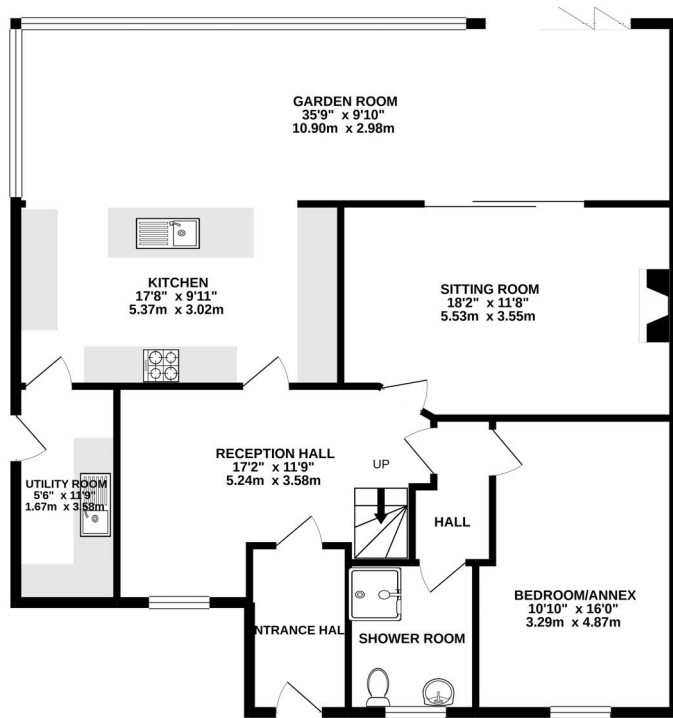




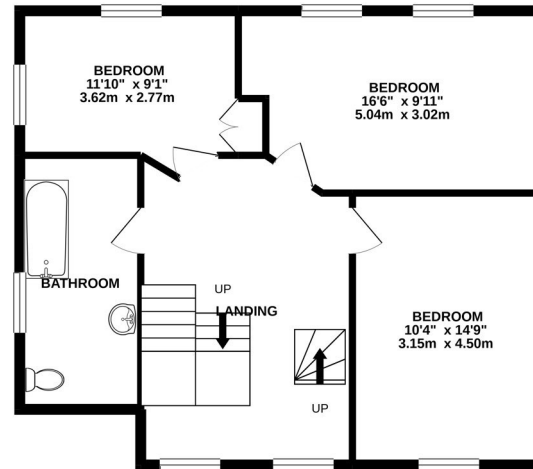




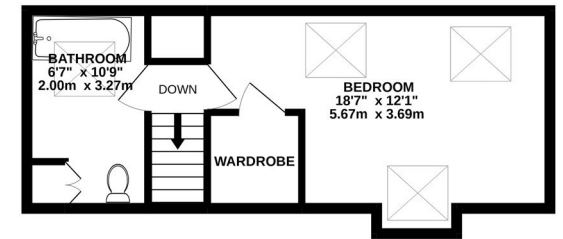
GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 2247 sq.ft. (208.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band E

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



Pegasus Properties

39 Barnham Road, Barnham, West Sussex PO22 0ER

01243 940940 barnham@pegasusproperties.co.uk pegasusproperties.co.uk

