

1 Wellington Road, Bognor Regis, West Sussex, PO21 2RR

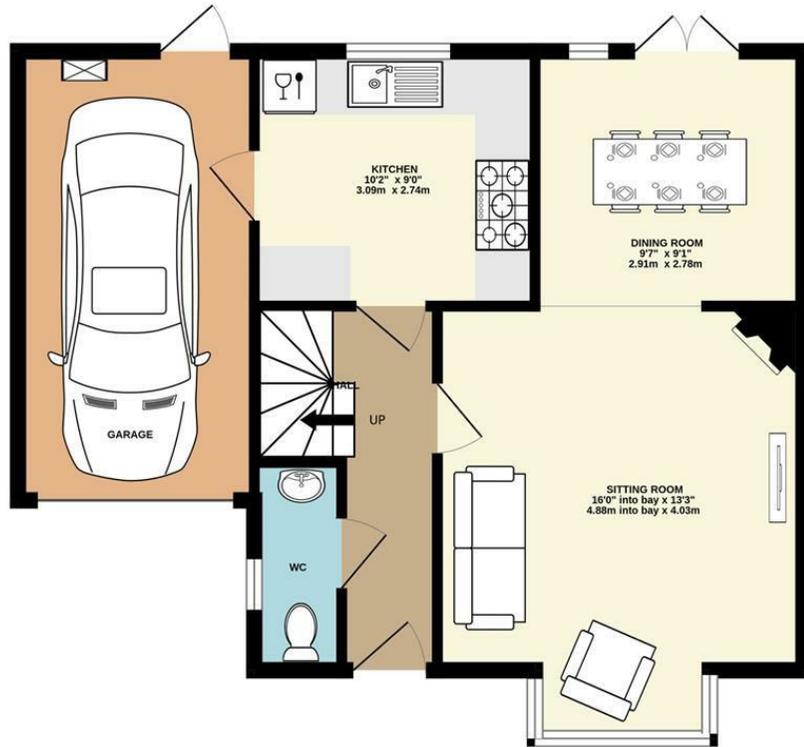
£375,000

Freehold

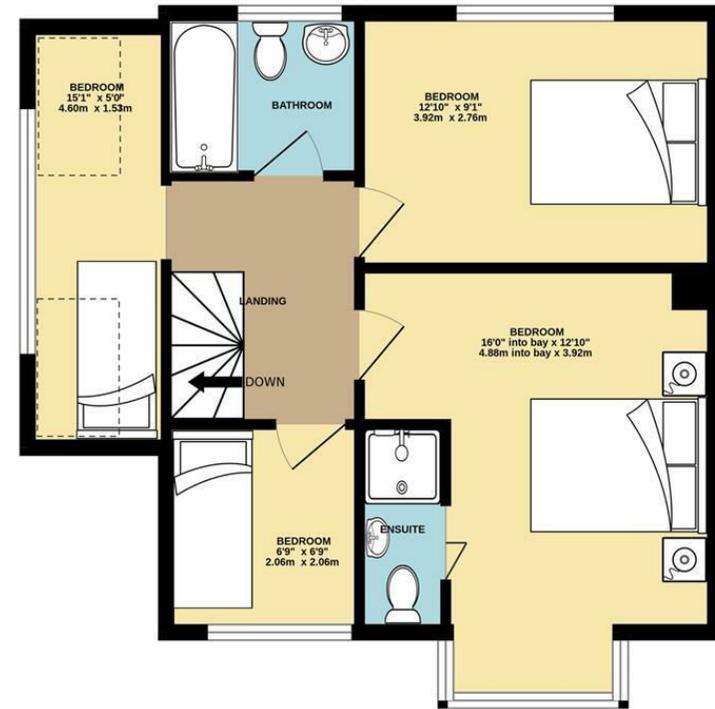
FARNDSELL
ESTATE AGENTS



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



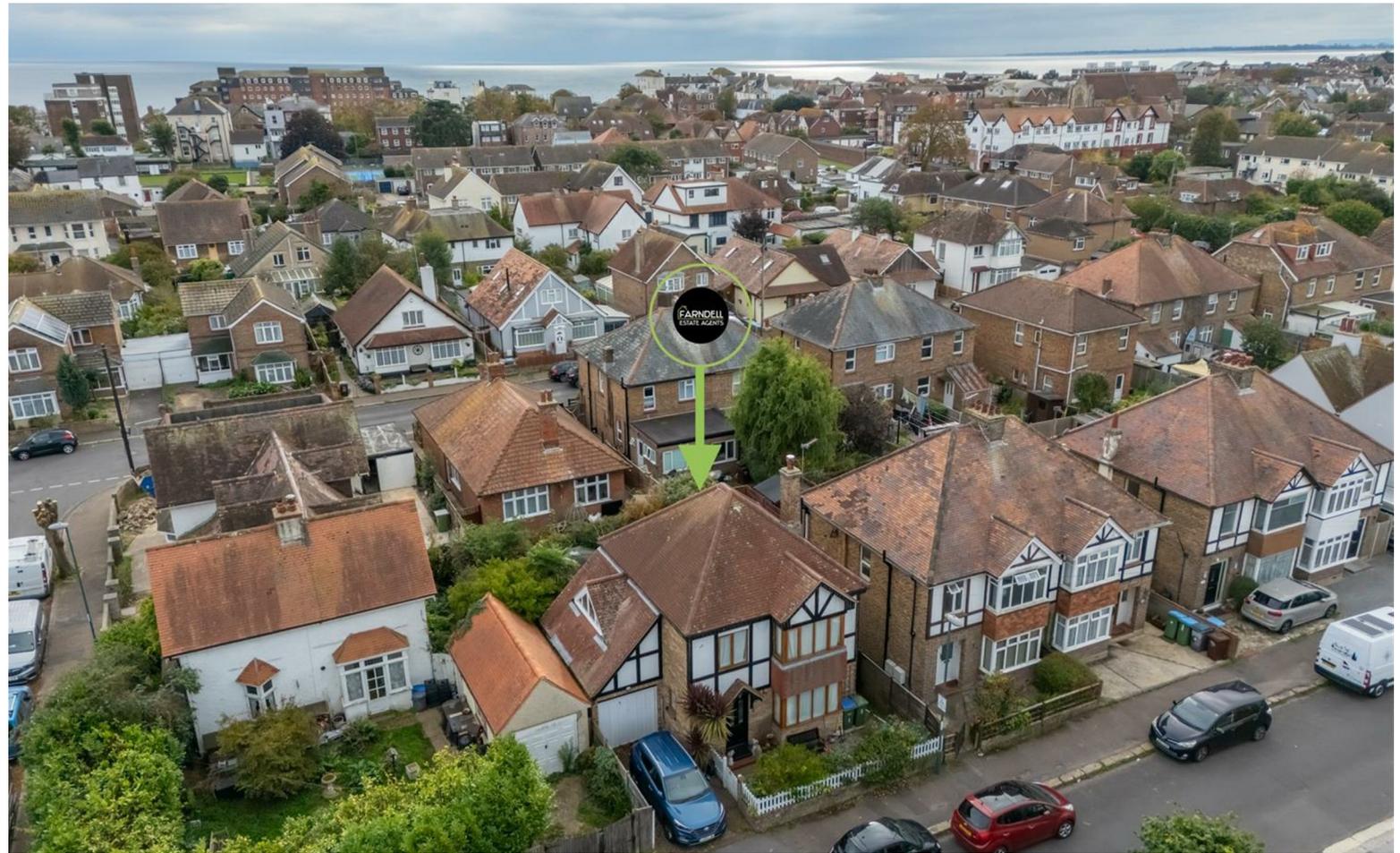
TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

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.

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- Individually Designed Detached House built in 1999
- Sitting Room with Bay Window and Log Burner
- Dining Area With Access To The Rear Garden
- Fitted Kitchen With Door To The Garage
- 4 Bedrooms (or 3 and Study)
- Family Bathroom, En Suite and Cloakroom
- Driveway and Garage
- Front Garden and Southerly Facing Rear Garden
- Double Glazing and Gas Central Heating
- Convenient Location within 800 Yards of the Railway Station, Town Centre and Seafont

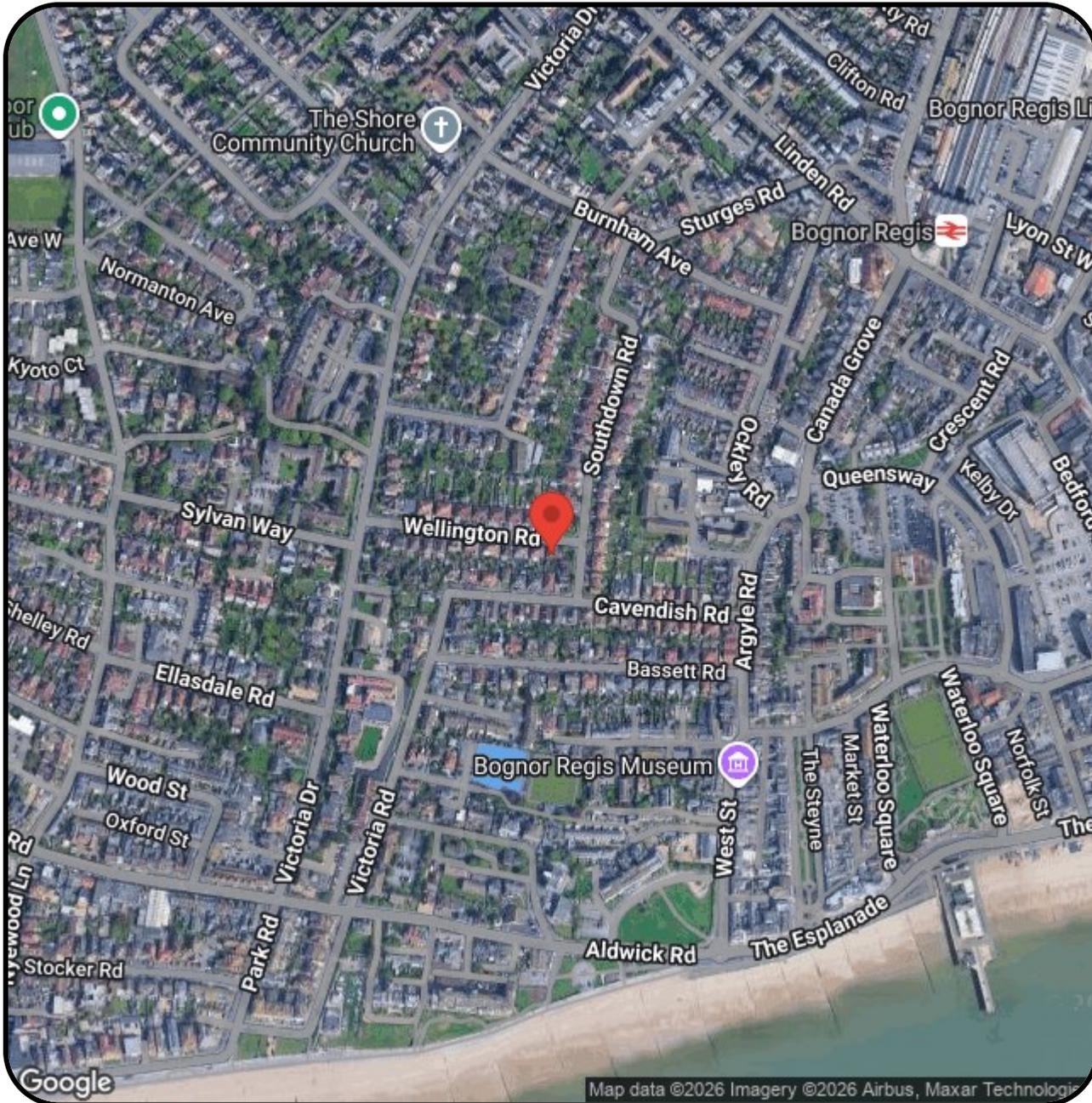


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND D

LOCAL AUTHORITY
 Arun District Council, Arun Civic Centre,
 Maltravers Road, Littlehampton,
 West Sussex, BN17 5LF
 Tel: 01903 737500





FARNDSELL ESTATE AGENTS

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Bognor Regis

West Sussex

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sales@fardells.com

<http://www.fardells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Council Tax Band D