

10 Goodwood Avenue, Felpham, Bognor Regis, West Sussex, PO22 8EE

£600,000

Freehold

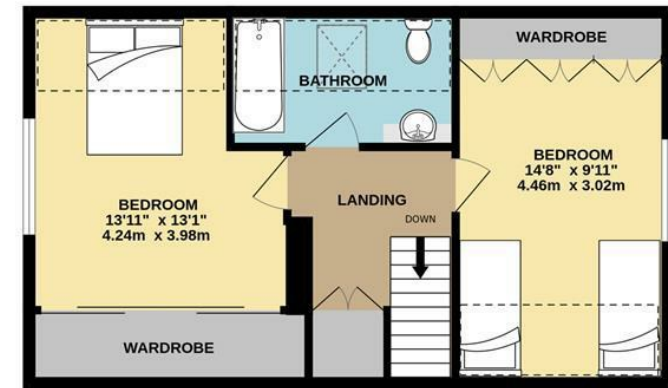
**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
1545 sq.ft. (143.5 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 2058 sq.ft. (191.2 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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- Well-Proportioned Detached Chalet offering Flexible Accommodation
- Sitting Room, Dining Room and Snug (Bedroom 4)
- Modern Kitchen/Breakfast Room
- 3 Double Bedrooms (2 First Floor, 1 Ground Floor)
- Family Bathroom and Ground Floor Ensuite
- Well-Presented Gardens
- Driveway and Double Garage
- uPVC Double Glazing and Gas Central Heating
- Convenient Location within 800 Yards of Felpham Village Centre and Golf Club

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 E**

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





# FARDELL

## ESTATE AGENTS

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West Sussex

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<http://www.fardells.com>

### Energy Efficiency Rating

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

England & Wales

EU Directive  
2002/91/EC



Council Tax Band E