

7 Wilman Gardens, Rose Green, Bognor Regis, West Sussex, PO21 4BP

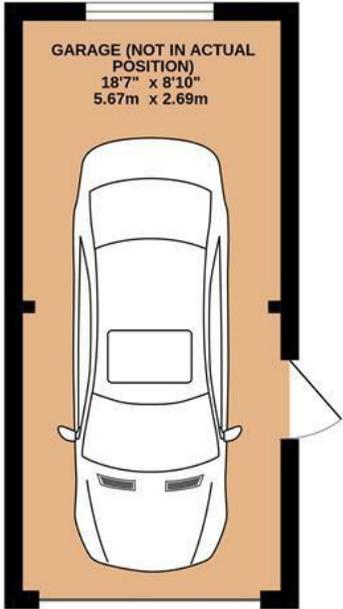
£300,000

Freehold

**FARNDSELL**  
ESTATE AGENTS

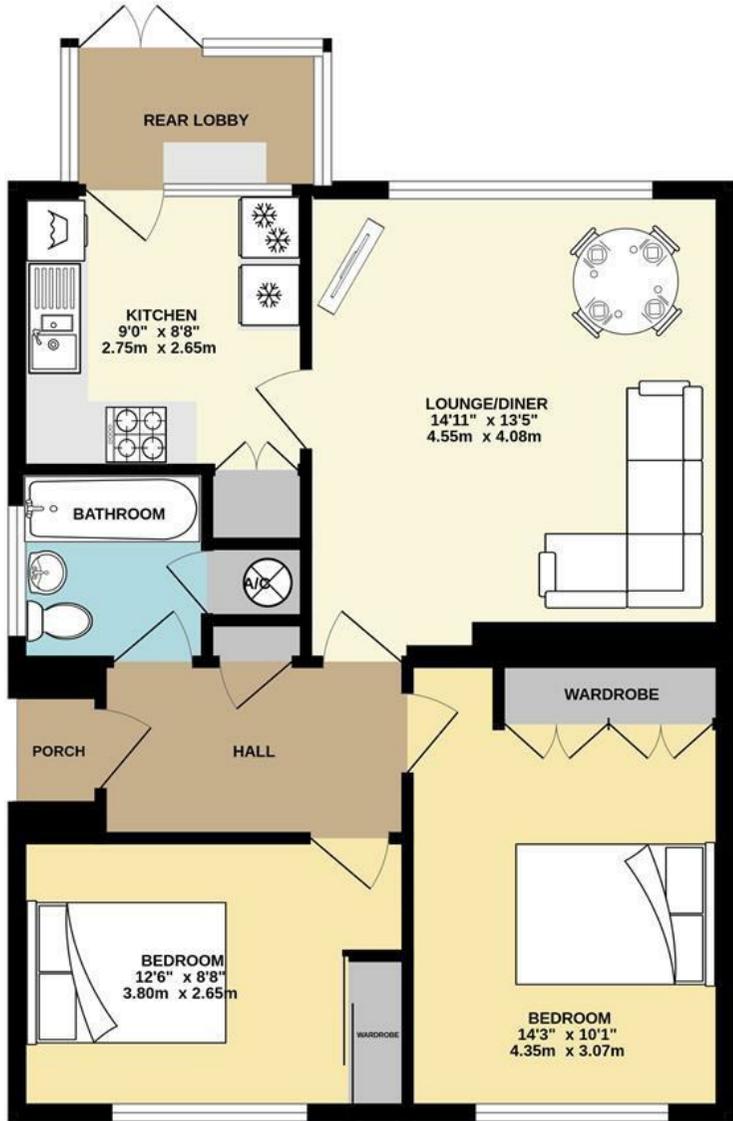


GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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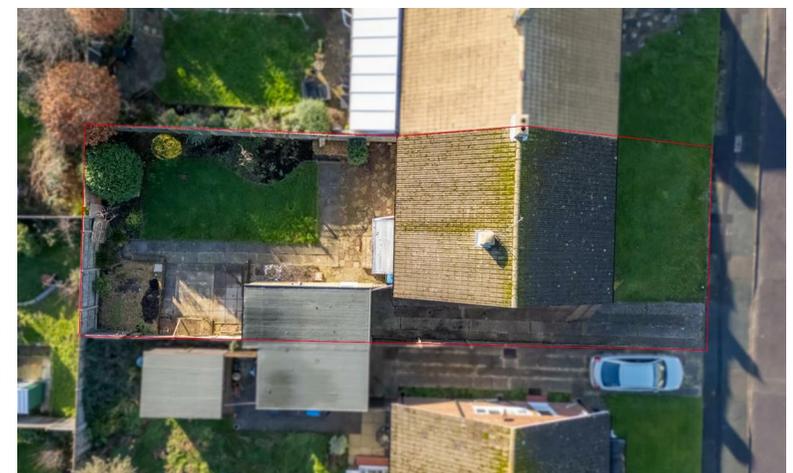


- Semi-Detached Bungalow offered with NO FORWARD CHAIN
- Lounge/Diner overlooking Rear Garden
- Kitchen with small Rear Lobby
- 2 Double Bedrooms with Wardrobes
- Family Bathroom
- uPVC Double Glazing and Gas Central Heating
- Front and Rear Gardens
- Driveway and Garage
- Conveniently Located within 400 Yards of Local Shops, Bus Routes and Rose Green Village Centre

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 C**

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





# FARDELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

sales@fardells.com

http://www.fardells.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C