

13 Grosvenor Gardens, Rose Green, Bognor Regis, West Sussex, PO21 3EY

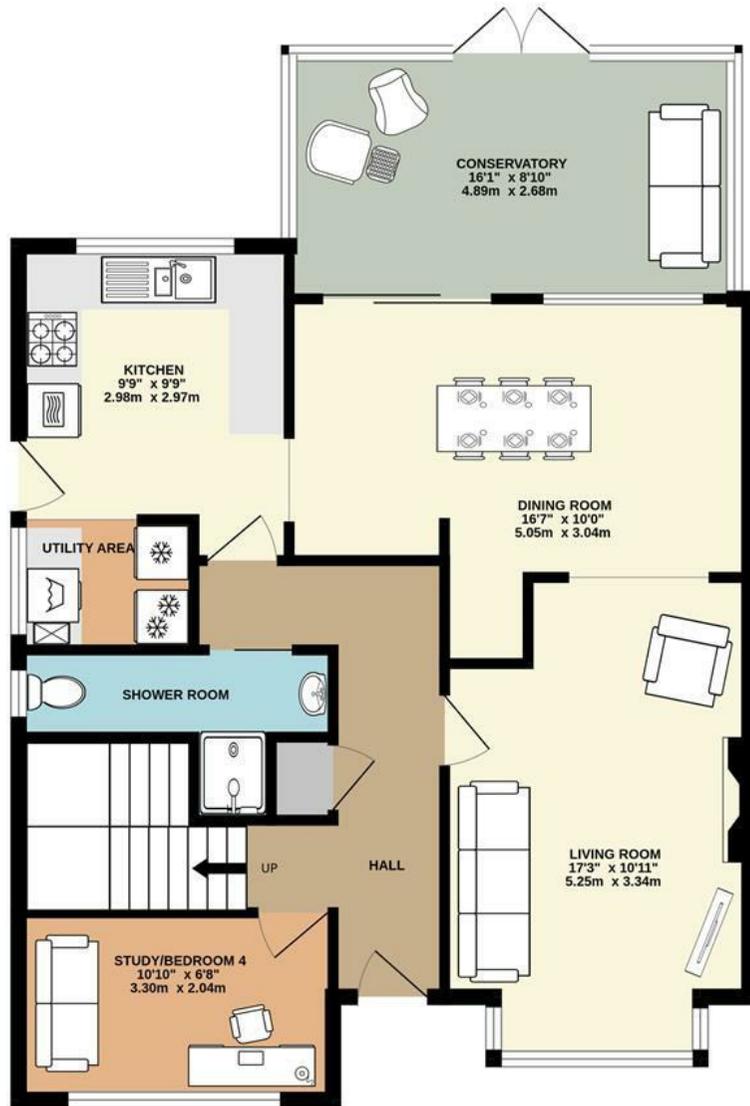
£450,000

Freehold

FARNDSELL
ESTATE AGENTS



GROUND FLOOR
870 sq.ft. (80.9 sq.m.) approx.

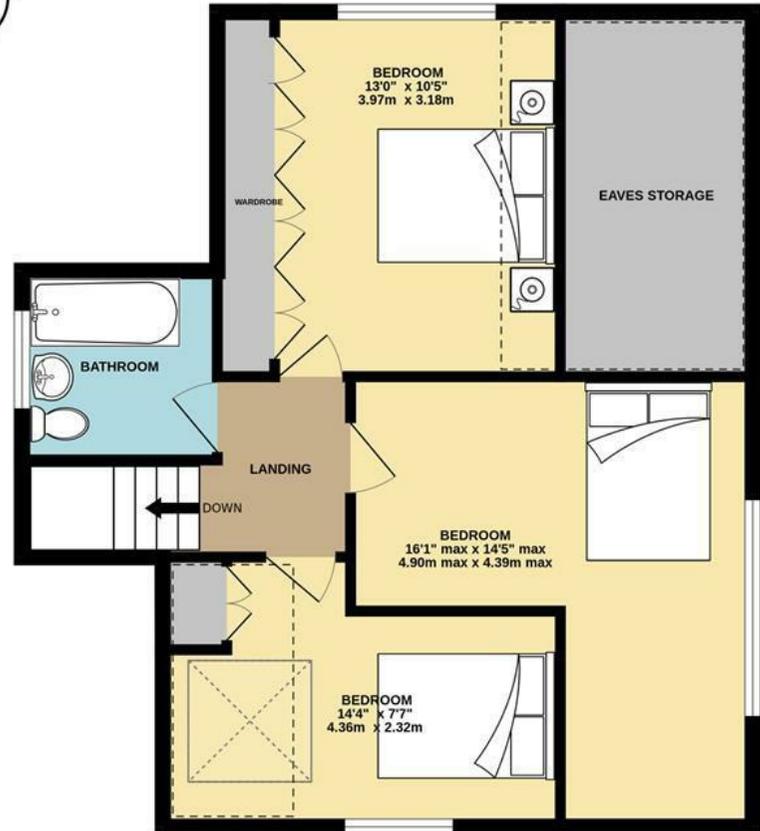


1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.

TOTAL FLOOR AREA : 1523 sq.ft. (141.5 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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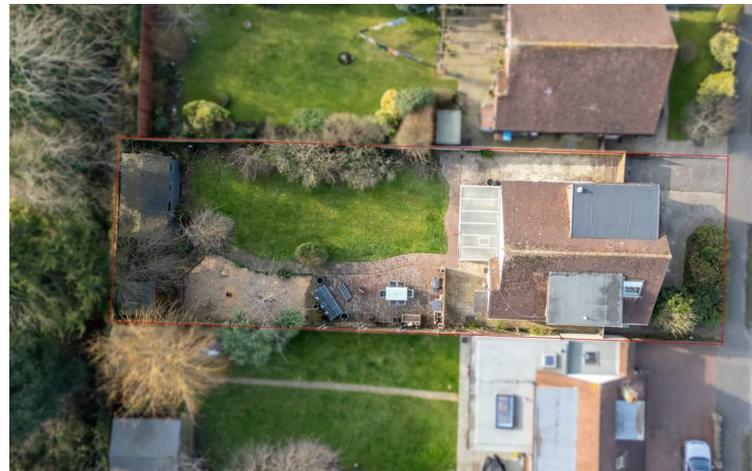
- Detached Family House close to Rose Green Village
- Separate Lounge and Dining Room
- Conservatory
- Modern Kitchen and Utility Area
- 3 Double Bedrooms
- Ground Floor Study/Bedroom 4
- Bathroom and Ground Floor Shower Room
- uPVC Double Glazed and Gas Central Heating
- Generous Southerly-aspect Rear Garden
- Driveway and Off-Road Parking

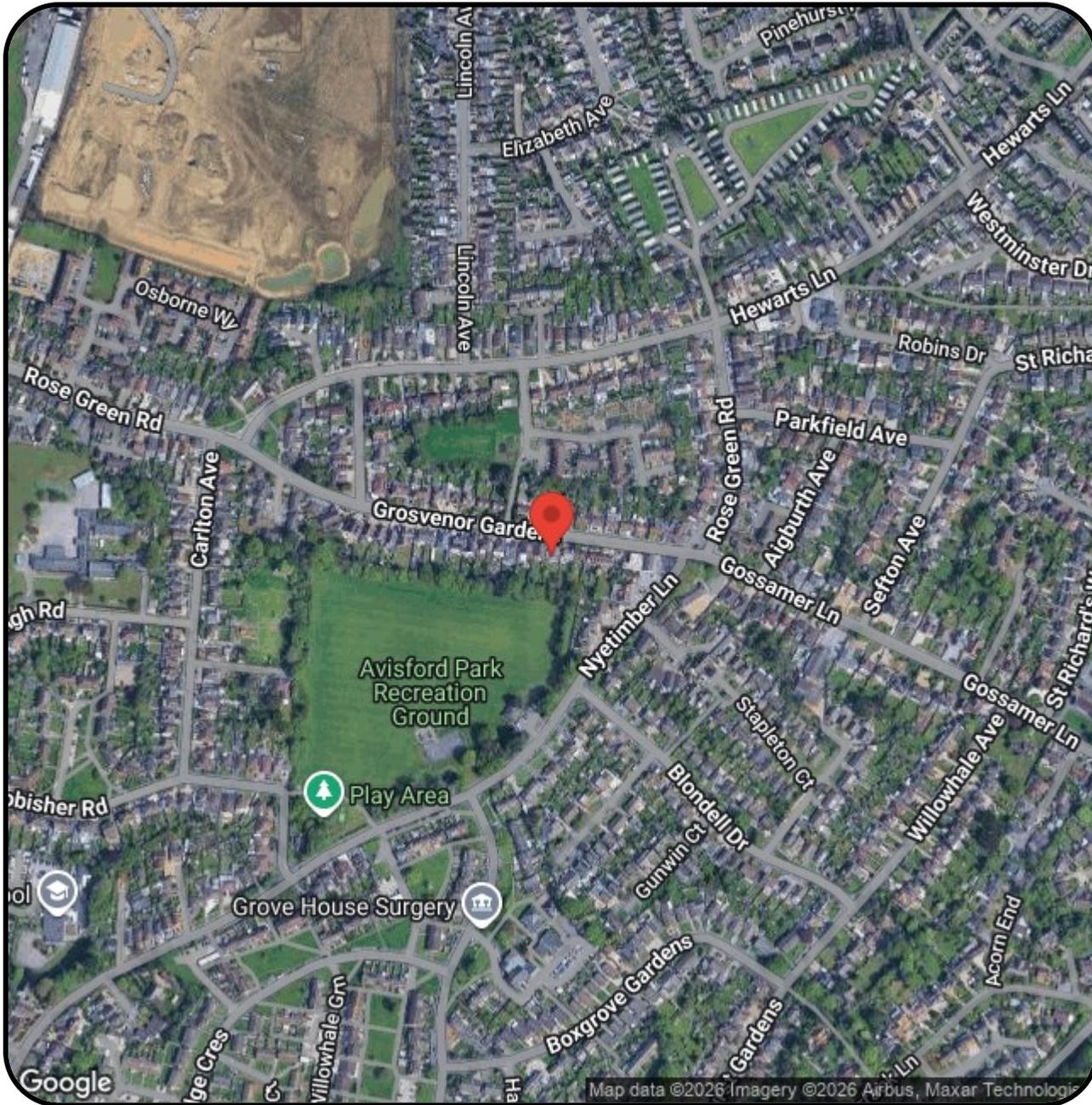


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND E

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





FARNDSELL ESTATE AGENTS

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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 E