

10 Inglewood Drive, Aldwick, Bognor Regis, West Sussex, PO21 4JX

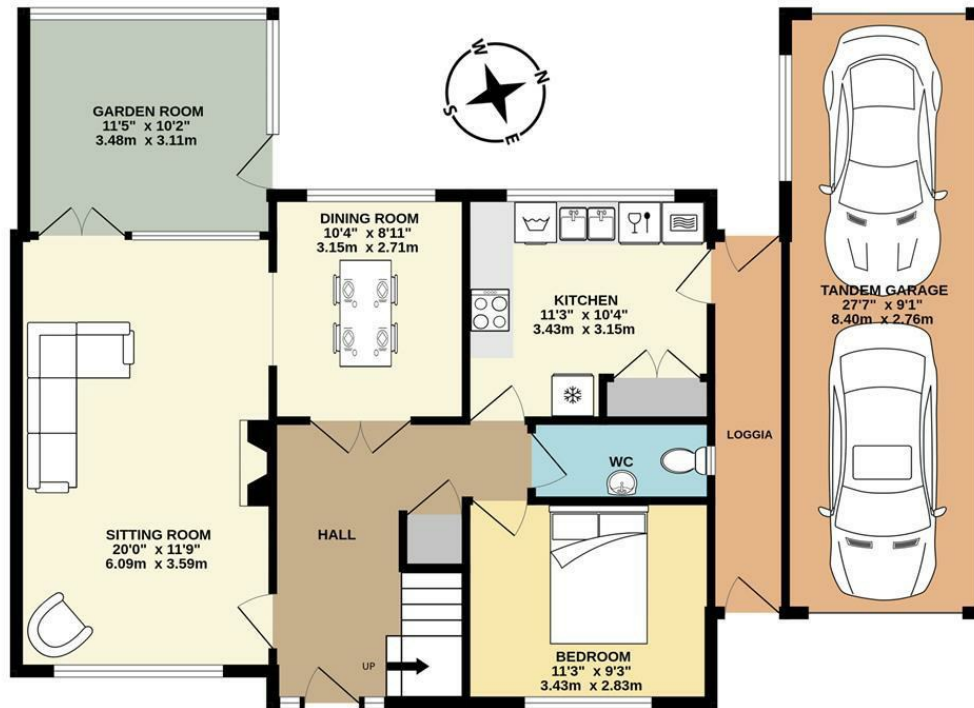
£550,000

Freehold

FARNDELL
ESTATE AGENTS



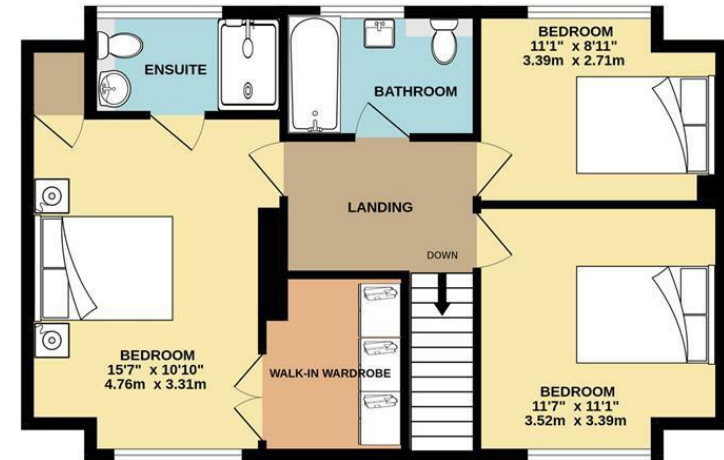
GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.

TOTAL FLOOR AREA : 1748 sq.ft. (162.4 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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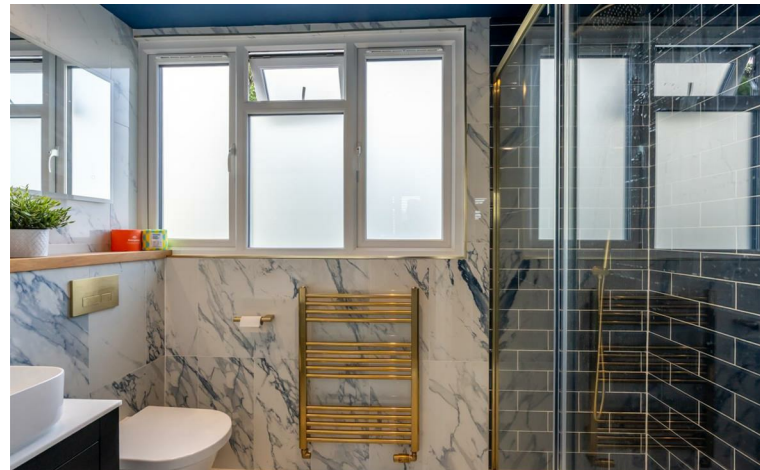


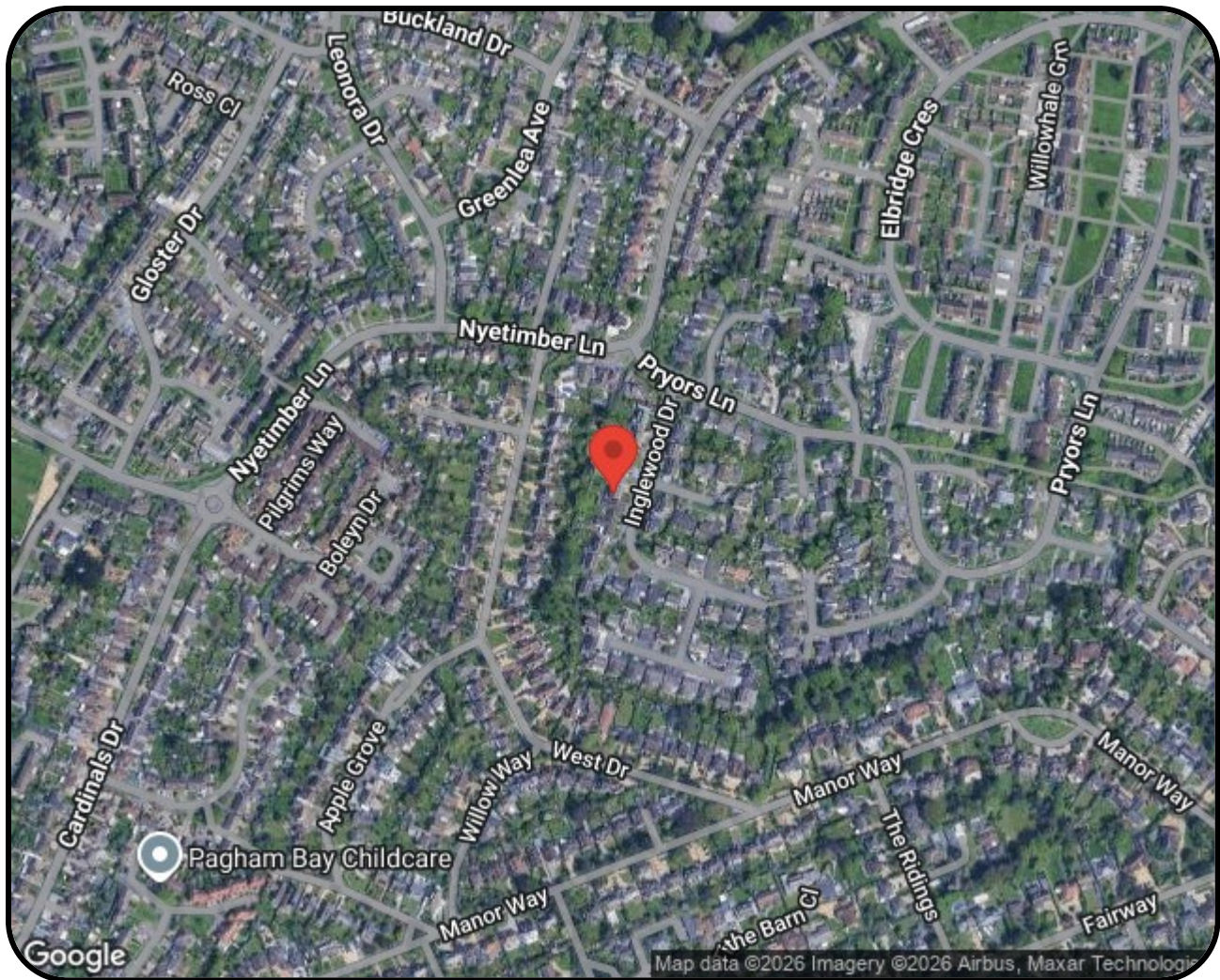
- Beautifully Presented and Modernised Detached House
- Dual Aspect Sitting Room with Access to the Garden Room
- Dining Room opening into Sitting Room
- Refitted Kitchen with Oak Work Surfaces
- Four Double Bedrooms (One On Ground Floor)
- Refitted Family Bathroom
- Superb En-Suite Shower Room and Walk-In Wardrobe to Pinnacle Bedroom
- Replacement Double Glazing and Gas Fired Central Heating
- Westerly Facing Rear Garden
- Double Width Block Paved Driveway Leading to a Tandem Double Garage

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





PLEASE NOTE: All dimensions are approximate and are quoted for guidance only. Floor plans are provided as a general guide and are not drawn to scale. The position of windows, doors and fittings may vary from those shown. References to appliances and/or services do not imply that they are in working order or fit for purpose.

Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

ANTI-MONEY LAUNDERING: In accordance with applicable Anti-Money Laundering legislation, we are required to undertake identity and Customer Due Diligence checks on parties involved in an agreed purchase. A fee of **£50 plus VAT (£60 including VAT) per property** is payable for these checks once a purchase has been agreed.

These particulars do not constitute, nor form part of, an offer or contract, nor may they be regarded as representations.

FARNDSELL

ESTATE AGENTS

79 Aldwick Road
 Bognor Regis
 West Sussex
 PO21 2NW
 01243 869991
sales@farndells.com
<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	76	
(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 E