

2 Pryors Lane, Aldwick, Bognor Regis, West Sussex, PO21 4JU

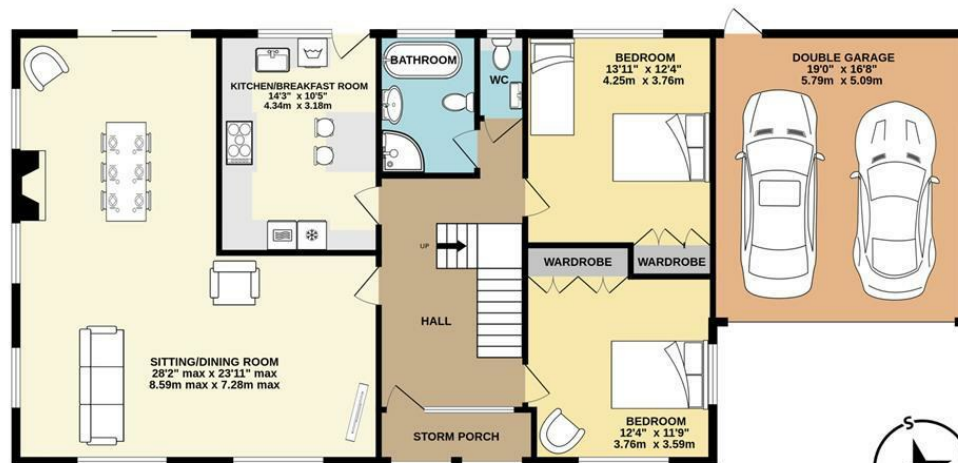
£625,000

Freehold

**FARNDELL**  
ESTATE AGENTS



GROUND FLOOR  
1601 sq.ft. (148.7 sq.m.) approx.



1ST FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 2346 sq.ft. (217.9 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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- Spacious Detached Chalet offered in Excellent Condition
- 28' x 24' Sitting/Dining Room
- Modern Kitchen/Breakfast Room
- 4 Double Bedrooms (2 on Each Floor) with Wardrobes
- Dressing Room and Ensuite to Main Bedroom
- Family Bathroom, Separate WC and Ensuite WC
- Driveway and Double Garage
- Gardens to the Front, Side and Rear
- uPVC Double Glazed Windows with Plantation Shutters, and Gas Central Heating
- Favoured Location within 800 Yards of Local Shops, Schools, Parks and the Seafront

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:

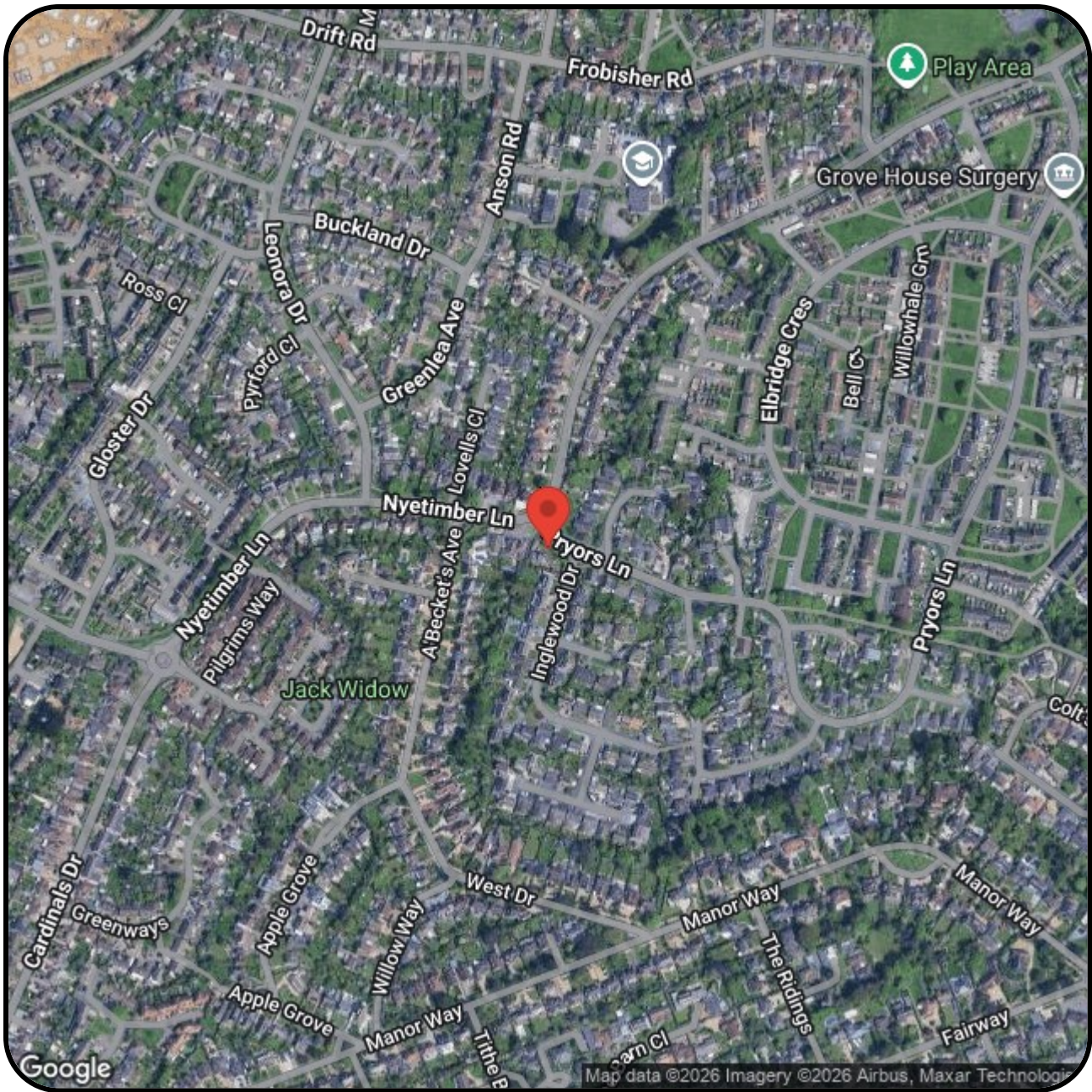
**COUNCIL TAX BAND F**

**LOCAL AUTHORITY**

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







# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

[sales@farndells.com](mailto:sales@farndells.com)

<http://www.farndells.com>

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (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>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



Council Tax Band F