

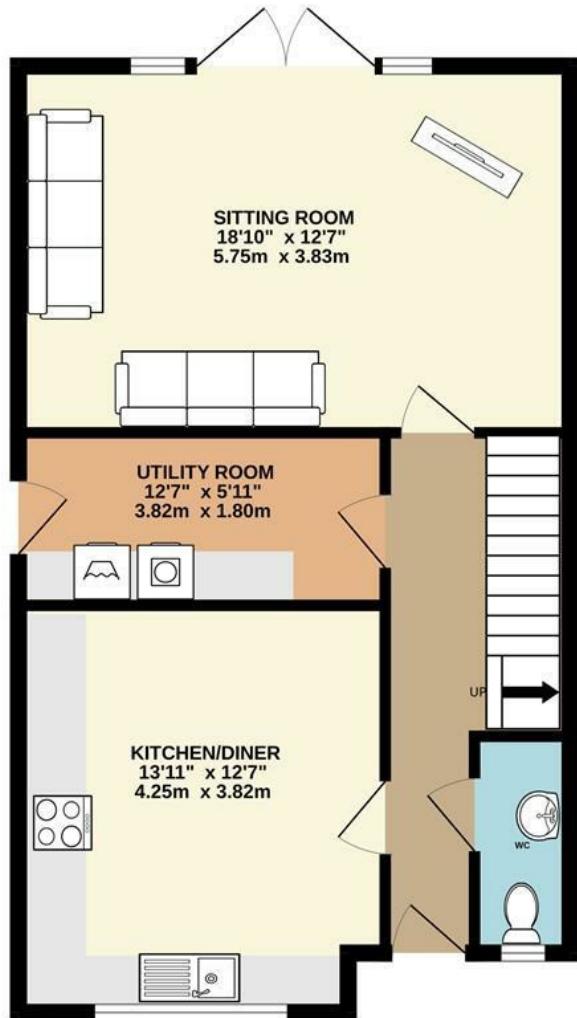
344 Chichester Road, North Bersted, Bognor Regis, West Sussex, PO21 5BX

£400,000

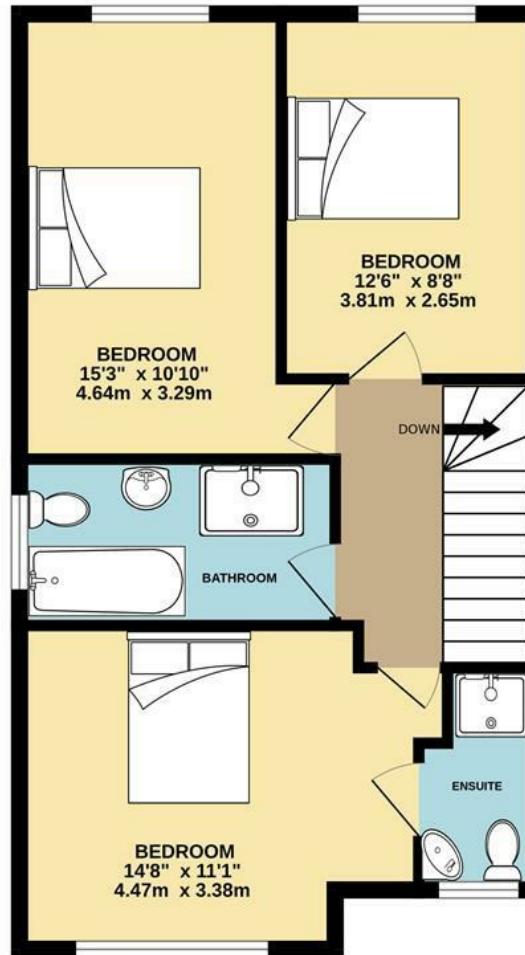
Freehold



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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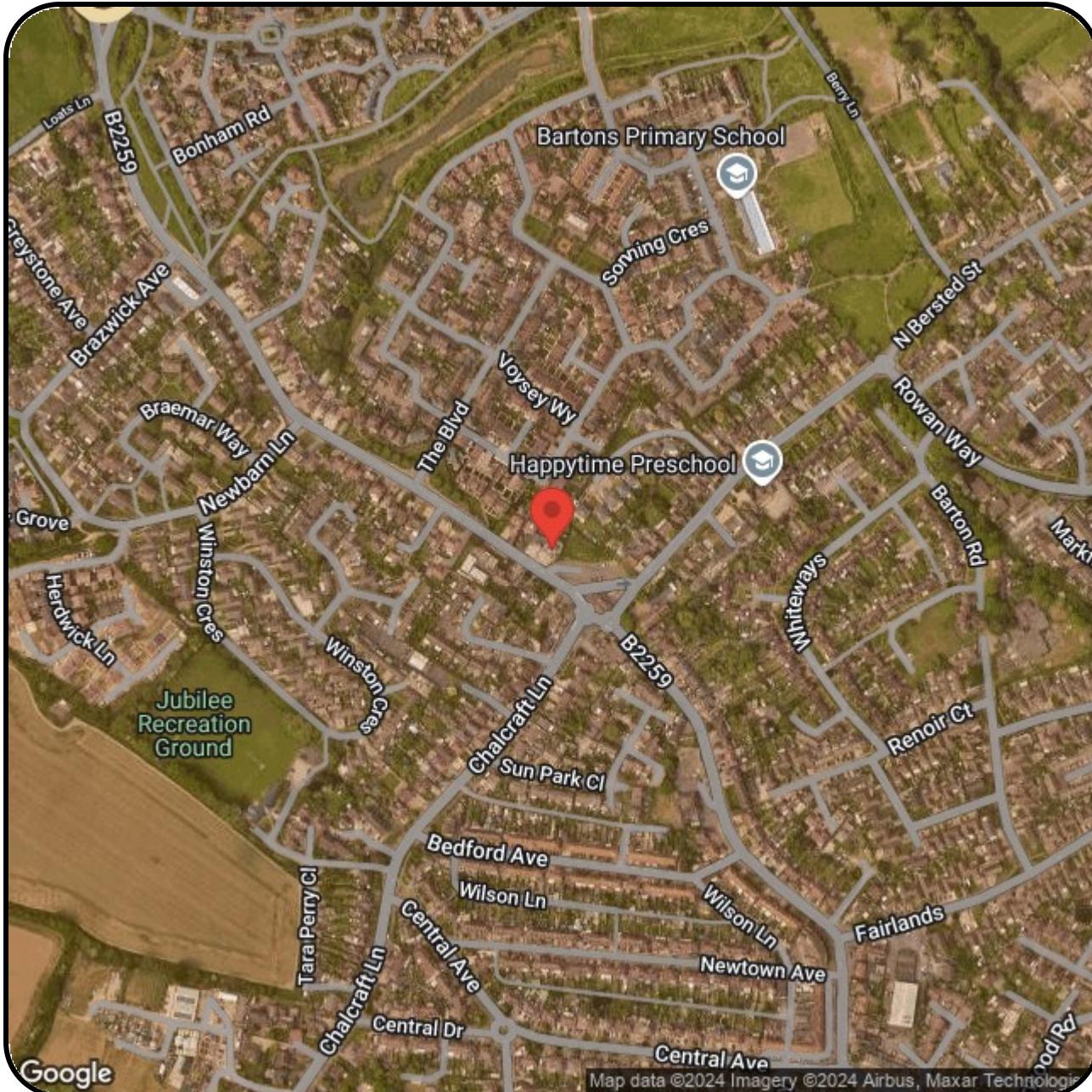
- Beautifully Presented Semi-Detached House
- Sitting Room with Patio Doors opening on to Rear Garden
- Open-Plan Modern Kitchen And Diner
- Utility Room
- 3 Double Bedrooms
- Family Bathroom, En-Suite Shower Room and Cloakroom
- 2 Allocated Parking Spaces
- Rear Garden with Paved Patio
- Gas Central Heating and uPVC Double Glazed
- Easy Access to Local Shops, Schools and Bus Services

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 D

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





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<http://www.farndells.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	85	86
(69-80) C		
(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