

Kelsey, 100 Victoria Drive, Bognor Regis, West Sussex, PO21 2EF

£700,000

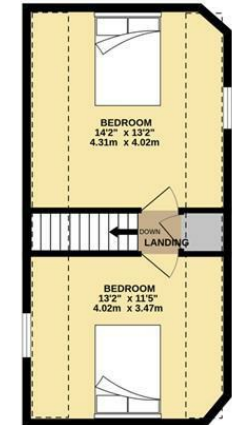
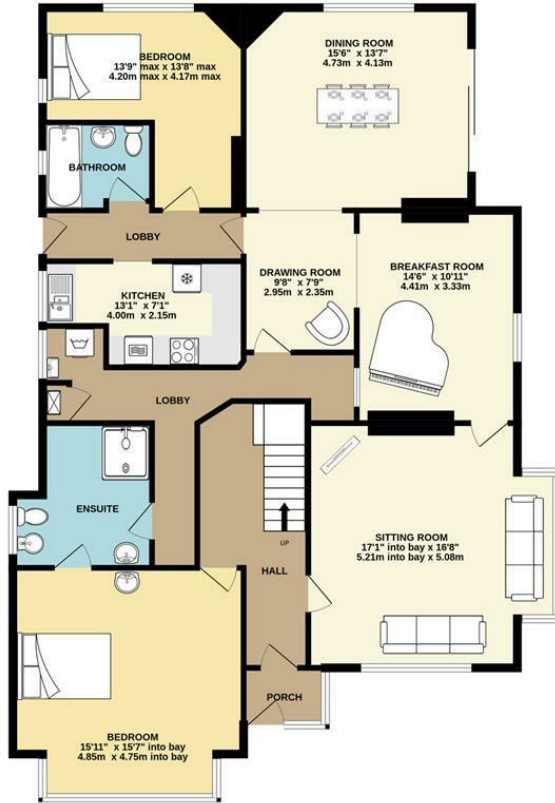
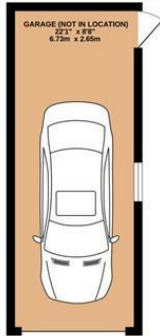
Freehold



GROUND FLOOR
1584 sq.ft. (147.2 sq.m.) approx.

1ST FLOOR
1241 sq.ft. (115.3 sq.m.) approx.

2ND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 3210 sq.ft. (298.2 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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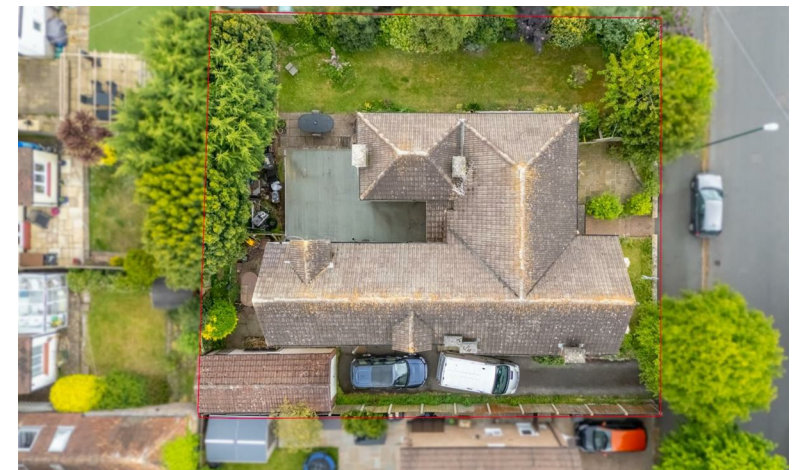
- Substantial Detached House offering 3210 sq. ft. of accommodation
- Sitting Room, Breakfast Room, Dining Room and Drawing Room
- 9 Double Bedrooms
- Kitchen and Utility Area
- 2 Family Bathrooms, separate WC, an Ensuite Shower Room
- Driveway leading to Garage
- Mature Gardens
- uPVC Double Glazing and Gas Central Heating
- Conveniently Located within 800 Yards of the Town Centre, Railway Station and Local Shops



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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band F