

1 Trendle Green, Aldwick Fields, Bognor Regis, West Sussex, PO21 3TZ

£500,000

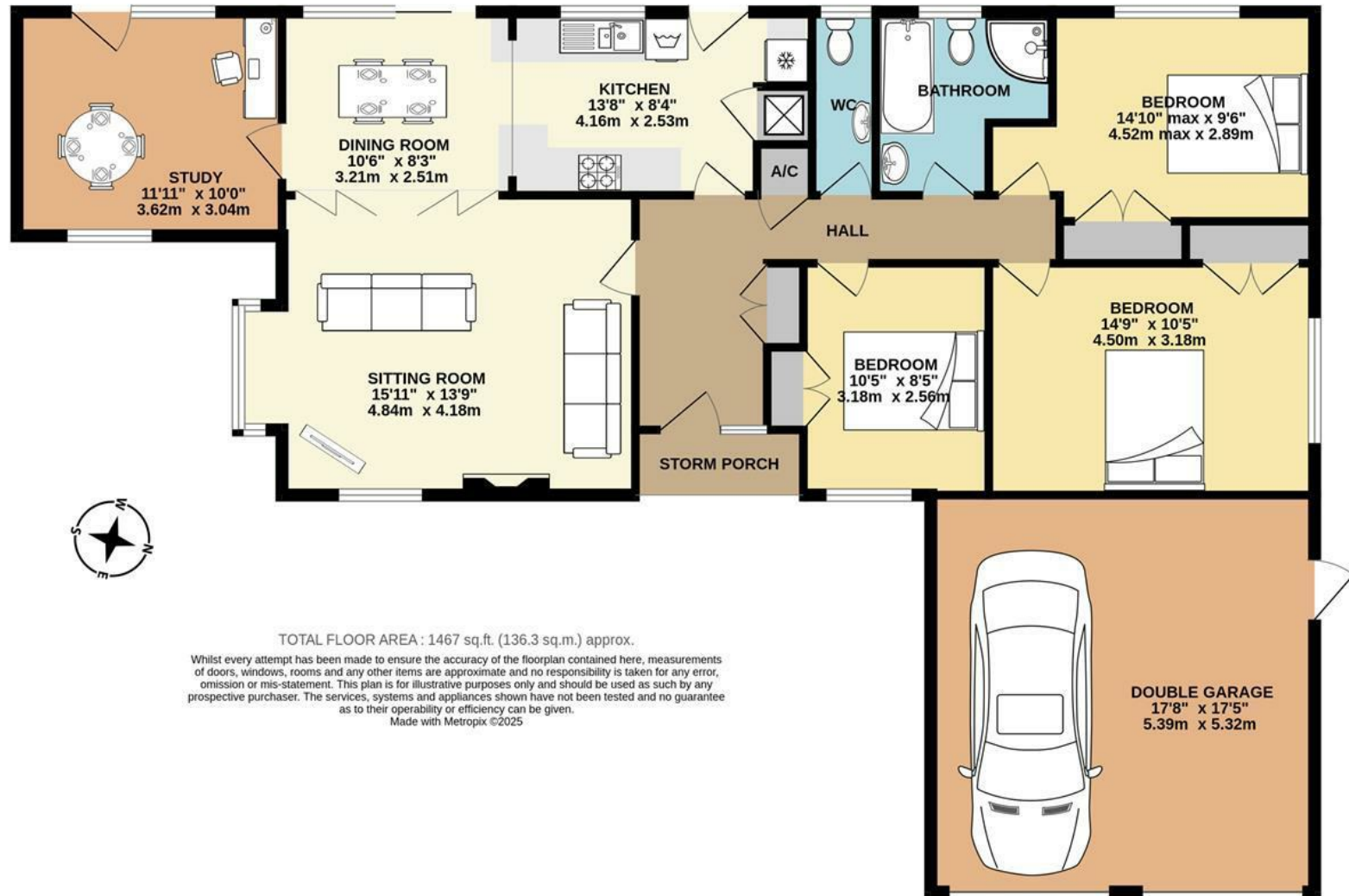
Freehold

**FARNDELL**  
ESTATE AGENTS





GROUND FLOOR  
1467 sq.ft. (136.3 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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 Bungalow situated on the popular Aldwick Fields Development
- Sitting Room with Double Aspect Windows leading to Dining Room and Separate Study
- Rear Aspect Kitchen
- Bathroom and Separate Cloakroom
- Driveway leading to Double Garage
- Fully Enclosed Westerley Facing Rear Garden
- Gas Warm Air Central Heating
- No Forward Chain
- Situated just 1½ miles West of Bognor Regis Town Centre
- Local Shops, West Park, the Sea Front and Bus Routes all within a ½ mile radius

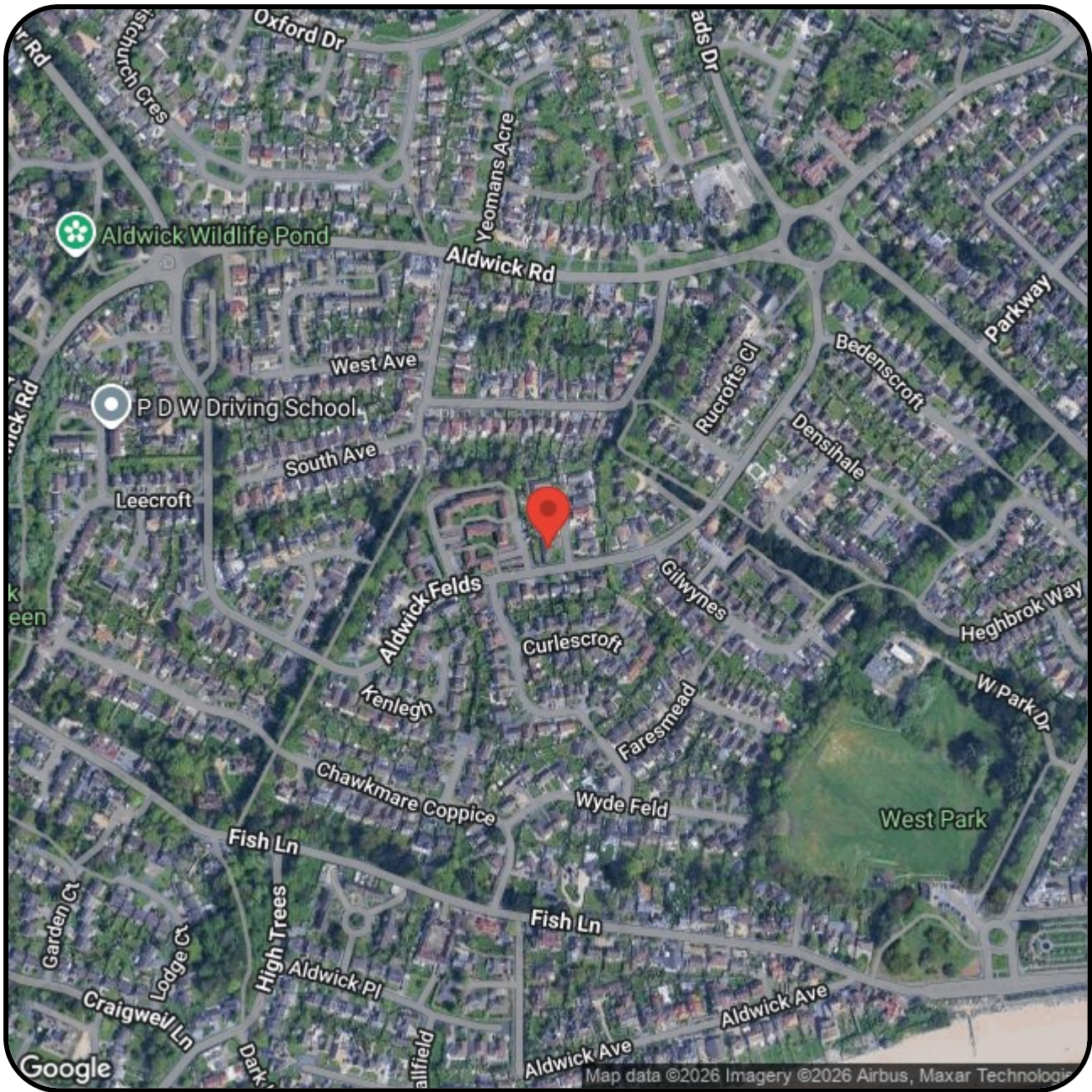
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND F**

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








**FARNDELL**  
ESTATE AGENTS

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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>                            |   | <b>83</b> |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | <b>67</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