

48 Braemar Way, North Bersted, Bognor Regis, West Sussex, PO21 5DP

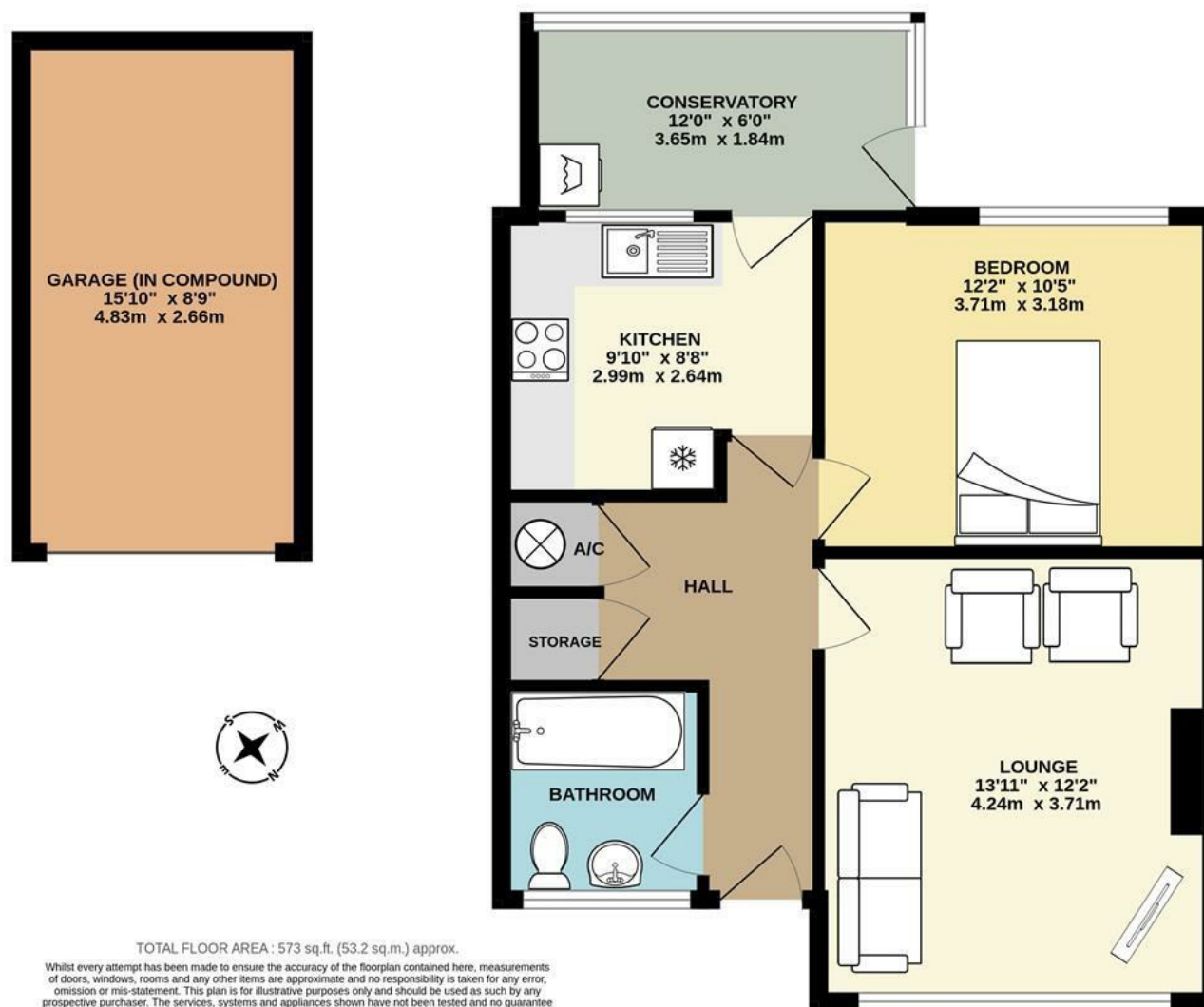
£230,000

Freehold

**FARNDILL**  
ESTATE AGENTS



GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.





- Mid-Terraced Bungalow
- Lounge
- Conservatory/Utility
- Kitchen
- Double Bedroom
- Welcoming Entrance Hallway with Two Storage Cupboards
- Gas Fired Central Heating And uPVC Double Glazing
- Front And Rear Gardens
- Cul-De-Sac Location
- Garage in Nearby Compound



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:

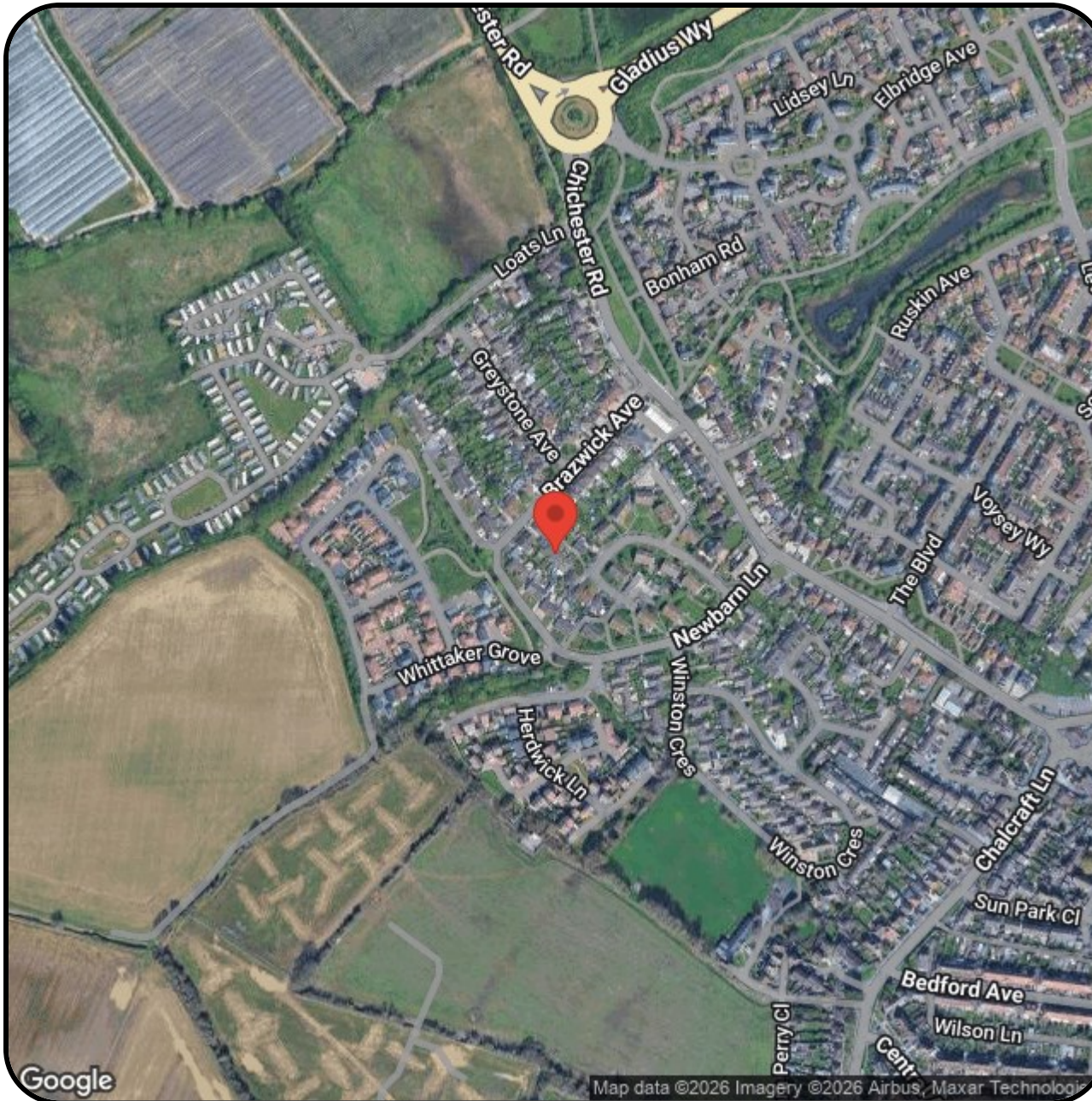
**COUNCIL TAX BAND B**

**LOCAL AUTHORITY**

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







# FARNDELL

## 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>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Council Tax Band B