4, Moore Place, Victoria Drive, Bognor Regis, West Sussex, PO21 2EE
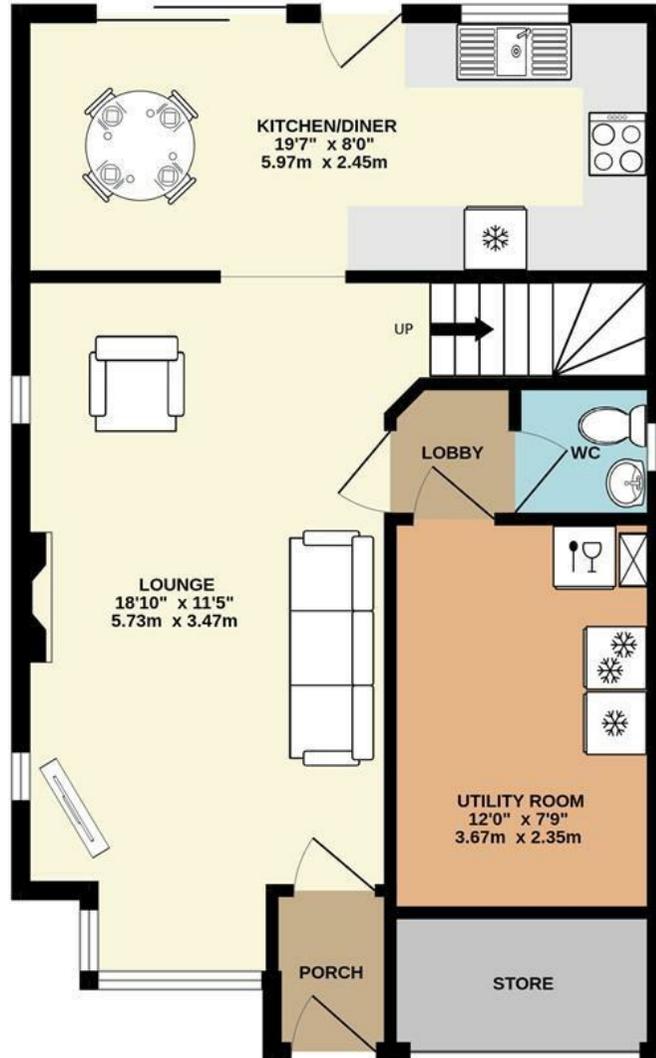
£350,000

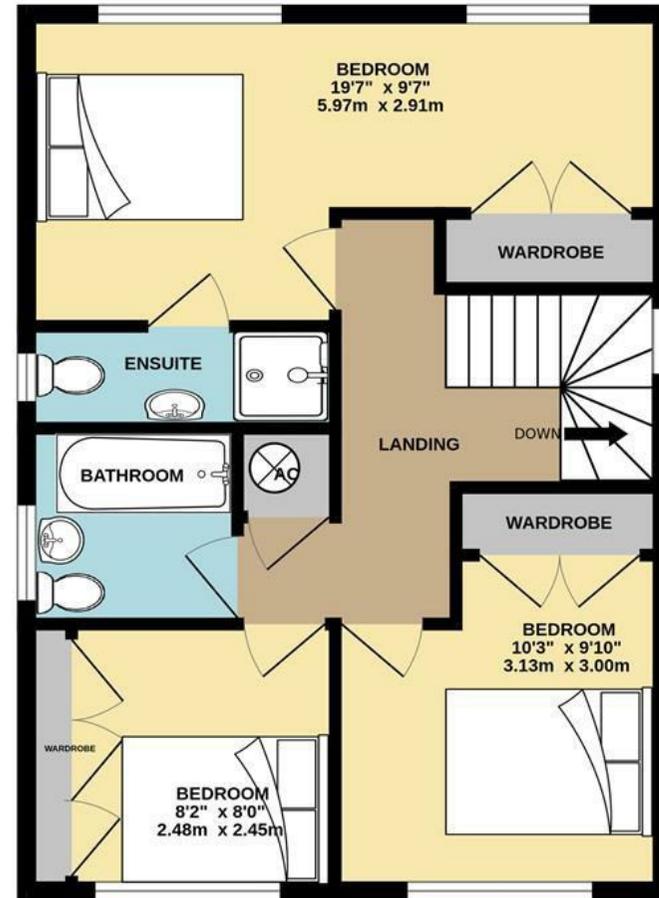Freehold

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

1ST FLOOR
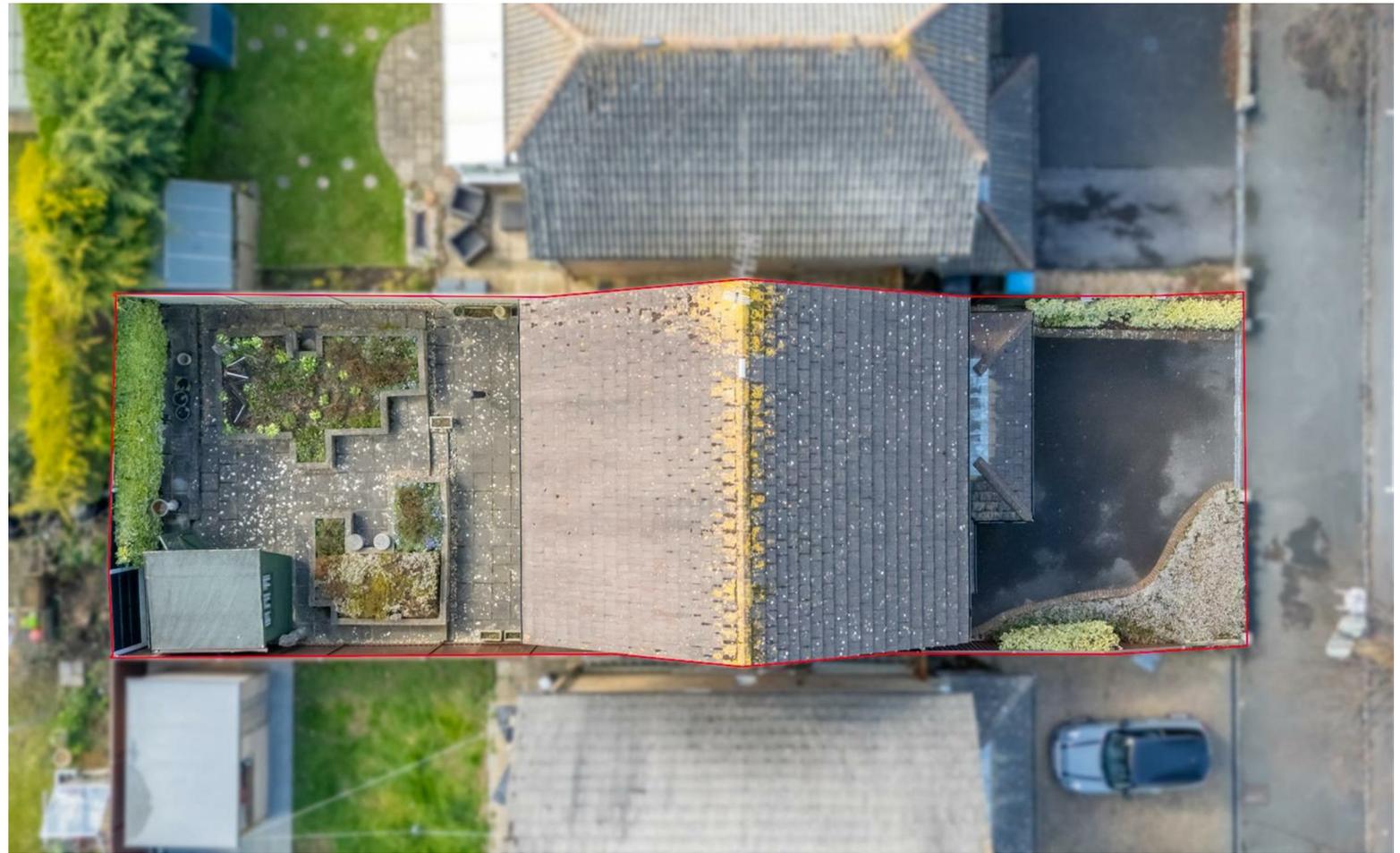525 sq.ft. (48.8 sq.m.) approx.

KITCHEN/DINER
19'7" x 8'0"
5.97m x 2.45m

UP

LOUNGE
18'10" x 11'5"
5.73m x 3.47m

LOBBY

WC

UTILITY ROOM
12'0" x 7'9"
3.67m x 2.35m

PORCH

STORE

BEDROOM
19'7" x 9'7"
5.97m x 2.91m

WARDROBE

ENSUITE

BATHROOM

AC

LANDING

DOWN

WARDROBE

BEDROOM
10'3" x 9'10"
3.13m x 3.00m

WARDROBE

BEDROOM
8'2" x 8'0"
2.48m x 2.45m

TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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.
Made with Metropix ©2026

- Affordable Detached House requiring some updating
- Light and Airy Lounge
- Kitchen/Diner overlooking Rear Garden
- 3 Double Bedrooms with Wardrobes
- Family Bathroom, Ensuite Shower Room and Cloakroom
- Former Garage converted into a Utility Room
- uPVC Double Glazing and Gas Central Heating
- Private Rear Garden
- Driveway for Off-Road Parking
- Conveniently Located within 800 Yards of the Railway Station, Local Shops and Bus Routes
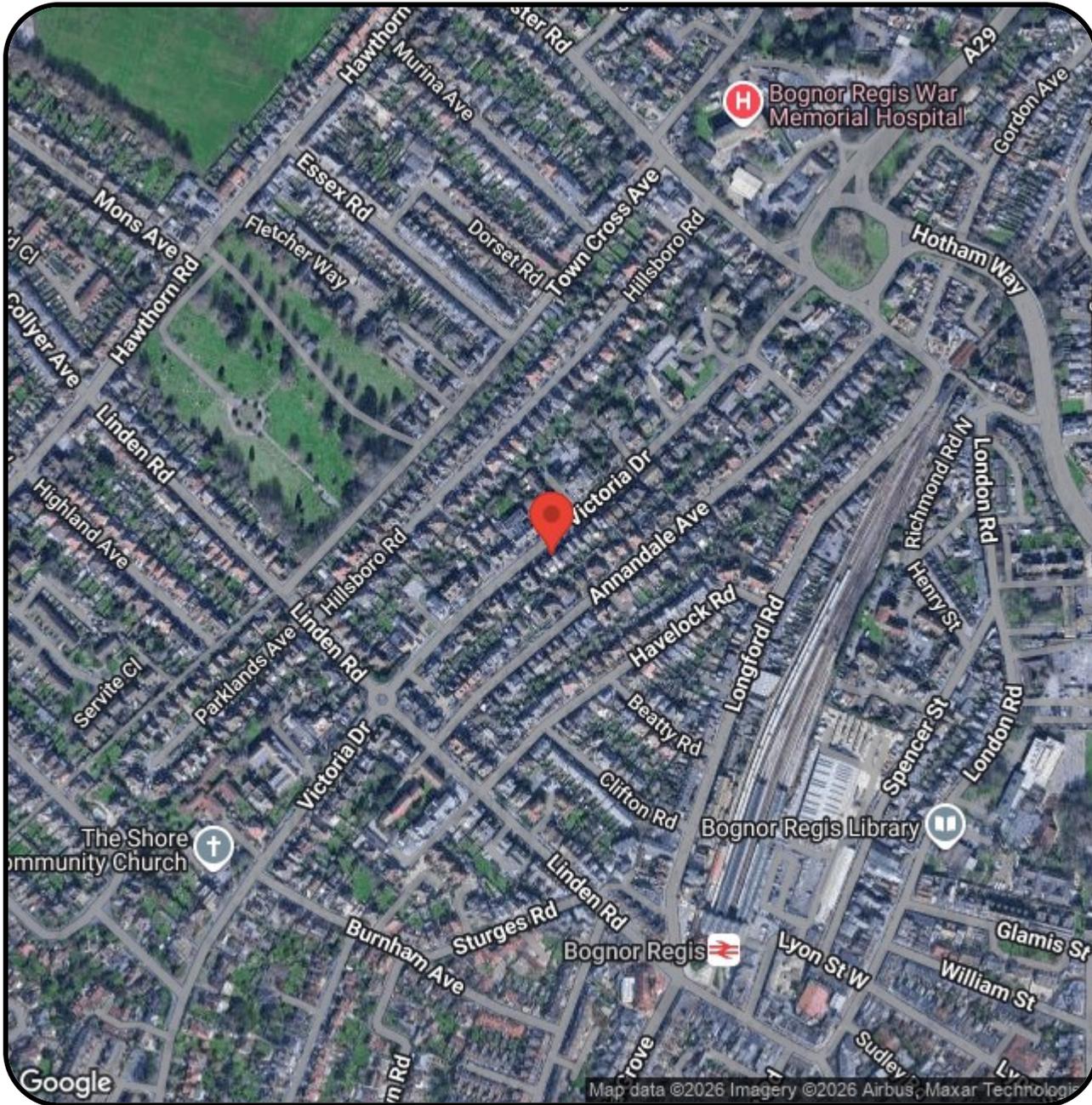
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND E

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
http://www.farndells.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 E