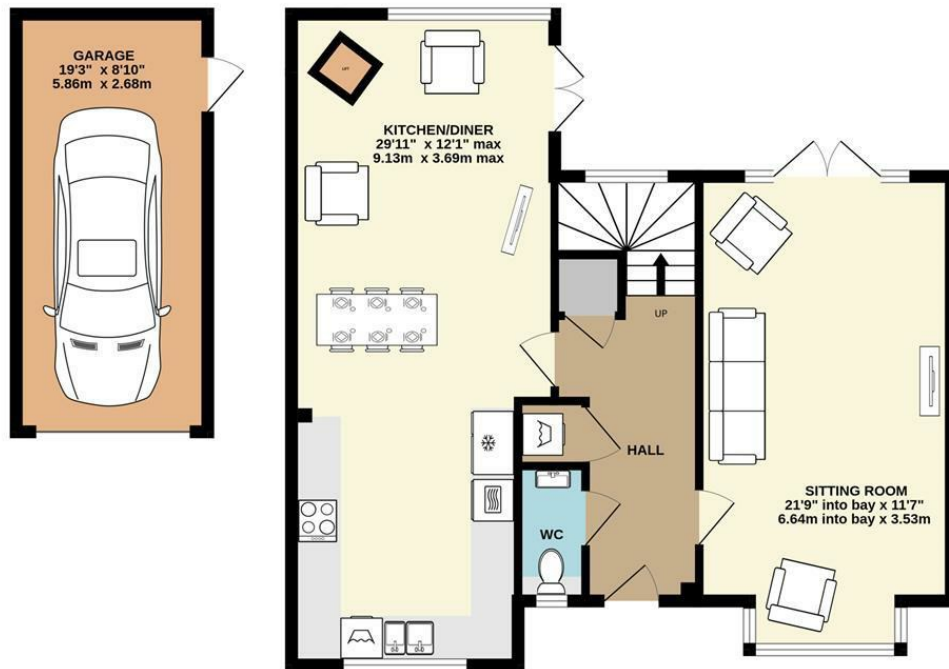


10 Lakeland Avenue, Bersted Park, Bognor Regis, West Sussex, PO21 5FA
£500,000
Freehold

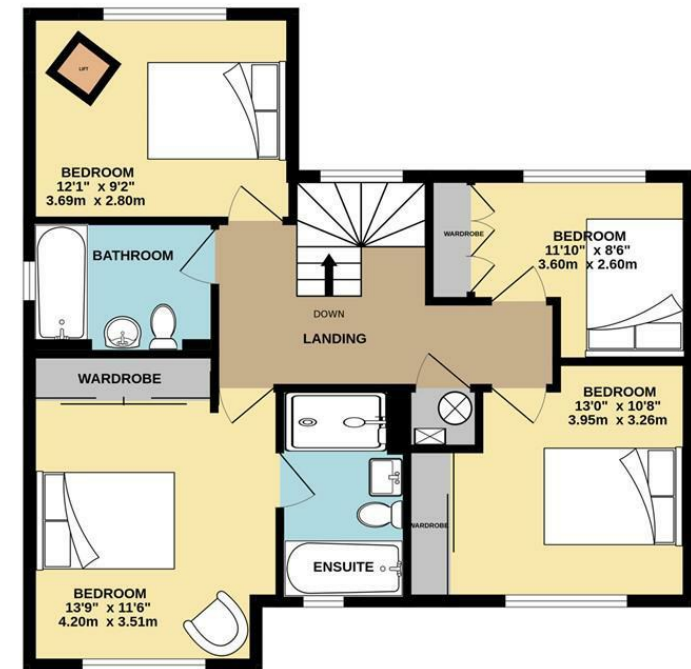
FARNDELL
ESTATE AGENTS



GROUND FLOOR
897 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 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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- Absolutely Stunning Detached House with the added benefit of an INTERNAL LIFT
- Large Sitting Room
- 30ft Kitchen/Dining Room with Snug
- 4 Double Bedrooms
- Family Bathroom, Ensuite and Cloakroom
- Driveway and Garage
- Beautifully Landscaped South-Facing Rear Garden
- uPVC Double Glazing and Gas Central Heating
- Excellent EPC Rating of B (83)
- Only Constructed in 2018

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

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		92
(81-91) B	83	
(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 F