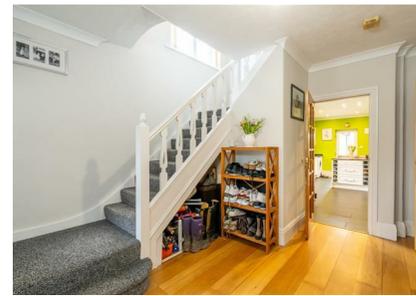


Rookstone, Shripney Road, Bognor Regis, West Sussex, PO22 9NZ

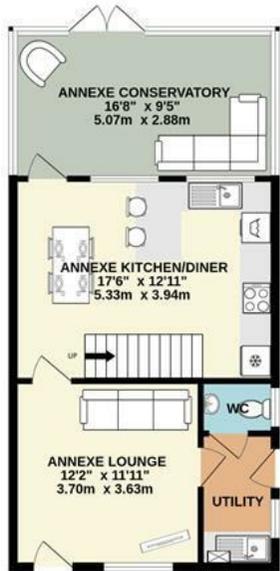
£750,000

Freehold

**FARNDSELL**  
ESTATE AGENTS



**GROUND FLOOR**  
1442 sq.ft. (134.0 sq.m.) approx.



**1ST FLOOR**  
1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA : 2507 sq.ft. (232.9 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 House with a separate Detached Annexe
- Spacious Kitchen/Breakfast Room, Sitting/Dining Room and Conservatory
- 4 Bedrooms (3 x doubles, 1 x single)
- Family Bathroom, Ensuite and Cloakroom
- Annexe comprises of Lounge, Kitchen/Diner and Conservatory with 2 double Bedrooms, Bathroom, WC and Utility
- Substantial Plot extending to over 1/3 Acre including Lawn, Patio, Orchard and Secret Garden
- Large Driveway with parking for numerous vehicles
- uPVC Double Glazing and Gas Central Heating
- Very Popular Semi-Rural Location



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 - House and A - Annexe**

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band E