36 Highland Avenue, Bognor Regis, West Sussex, PO21 2BJ

£315,000

Freehold

FARNDELL ESTATE AGENTS









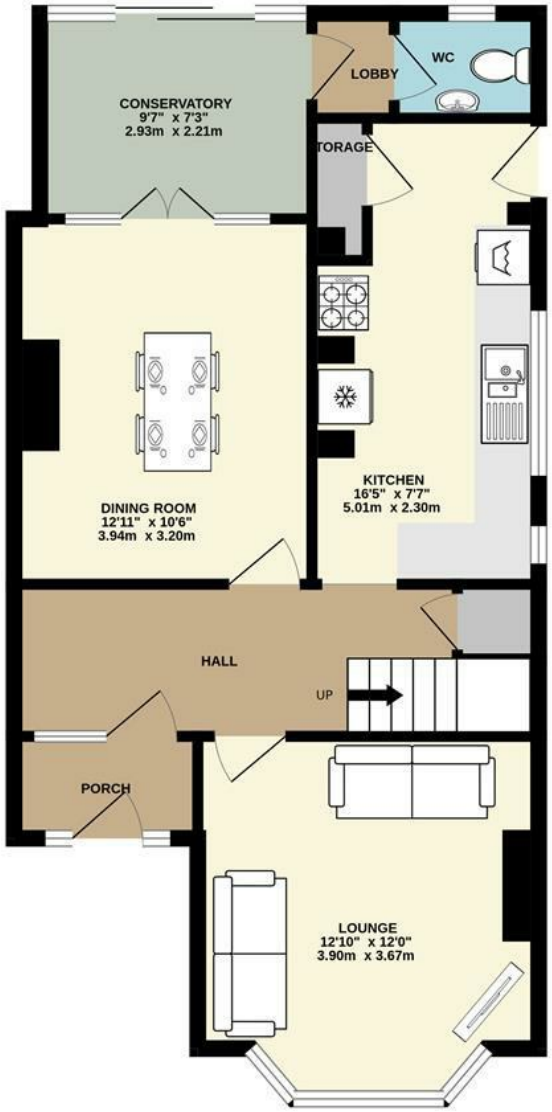




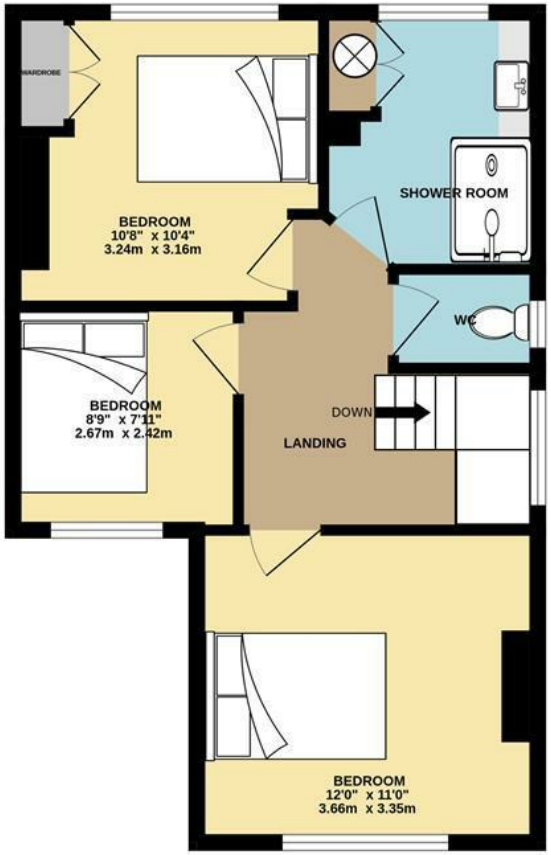


GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.







TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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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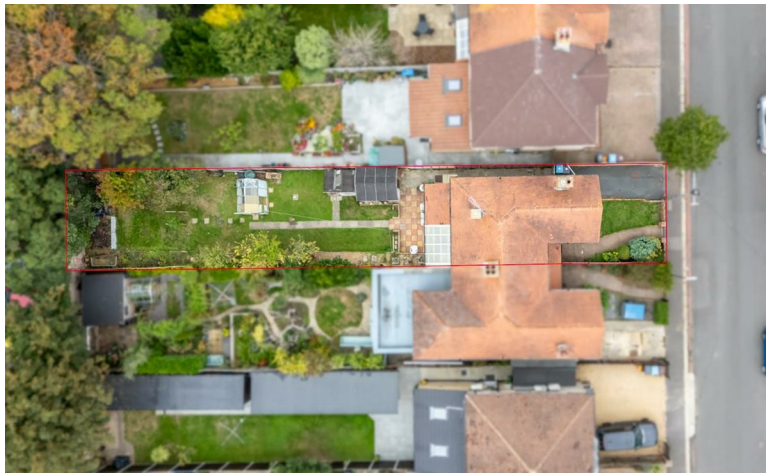
- Older Style Semi-Detached Family House
- Lounge with Bay Window
- Separate Dining Room
- Galley Style Kitchen
- 3 Double Bedrooms
- Family Shower Room, separate Toilet and Ground Floor Cloakroom
- Large South-Westerly Facing Rear Garden
- Majority uPVC Double Glazing and Gas Central Heating
- Offered with NO FORWARD CHAIN
- Convenient Location within 800 Yards, of Local Shops, Schools, Bus Routes and the Railway Station

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:

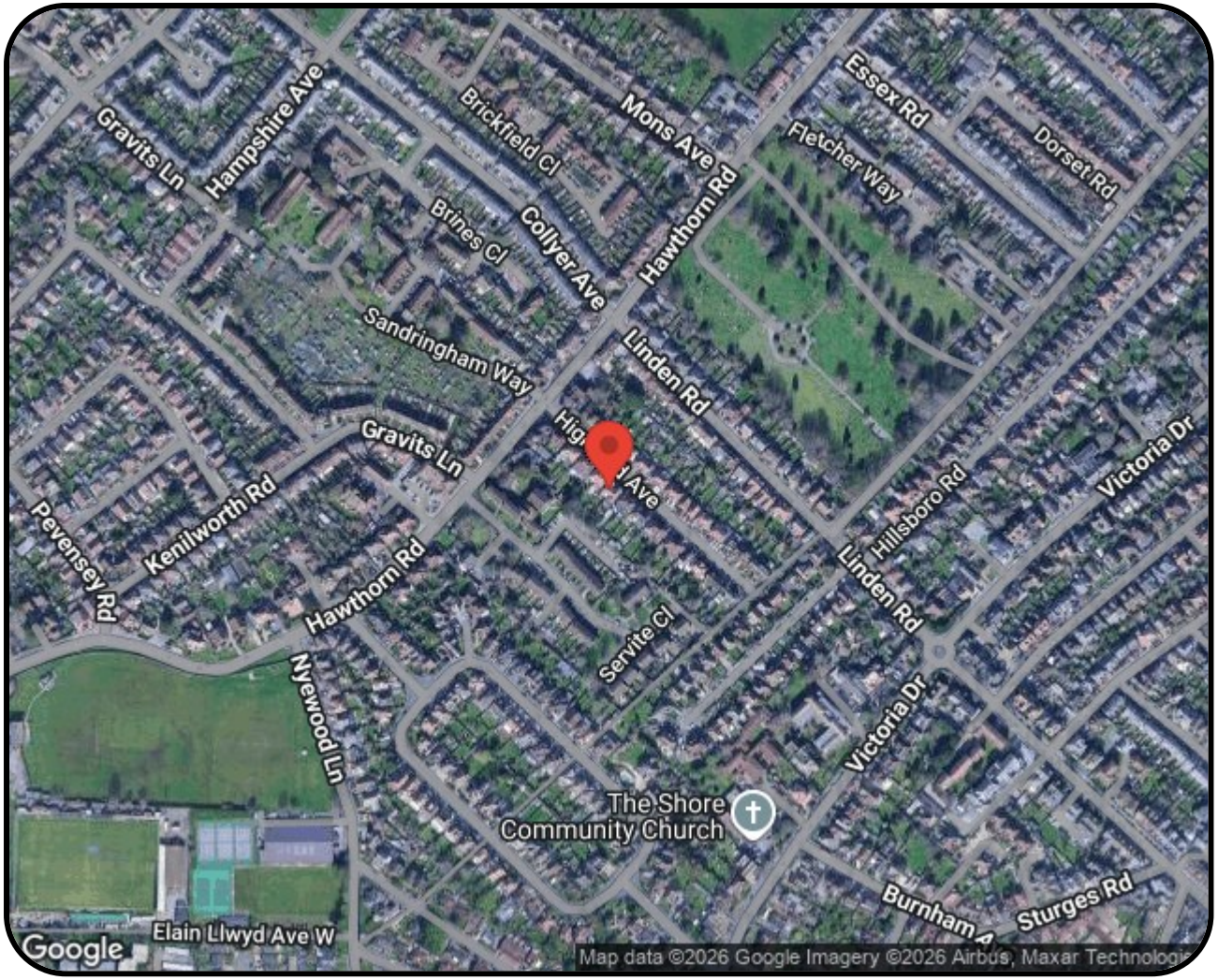
COUNCIL TAX BAND C

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









PLEASE NOTE: All dimensions are approximate and are quoted for guidance only. Floor plans are provided as a general guide and are not drawn to scale. The position of windows, doors and fittings may vary from those shown. References to appliances and/or services do not imply that they are in working order or fit for purpose.

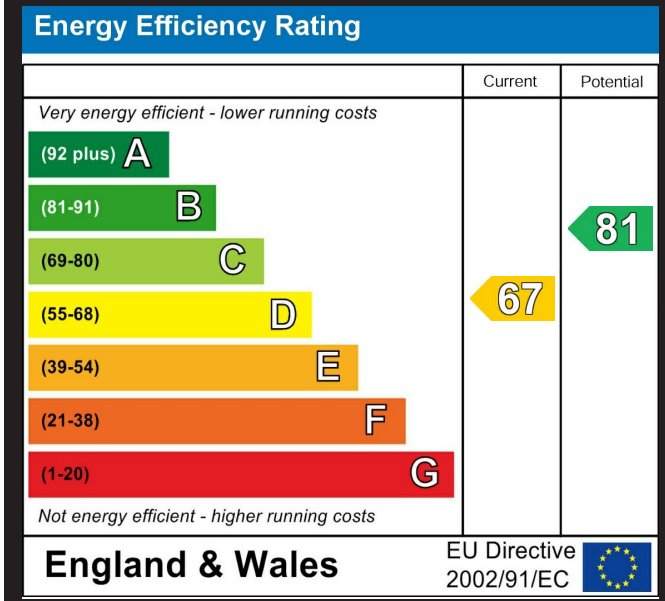
Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

ANTI-MONEY LAUNDERING: In accordance with applicable Anti-Money Laundering legislation, we are required to undertake identity and Customer Due Diligence checks on parties involved in an agreed purchase. A fee of **£50 plus VAT (£60 including VAT) per property** is payable for these checks once a purchase has been agreed.

These particulars do not constitute, nor form part of, an offer or contract, nor may they be regarded as representations.

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Council Tax Band C