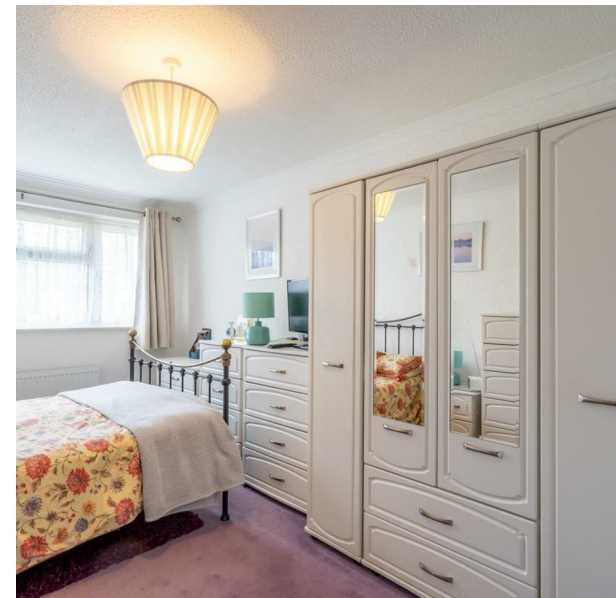


15 Tyne Way, Aldwick Park, Bognor Regis, West Sussex, PO21 3RU

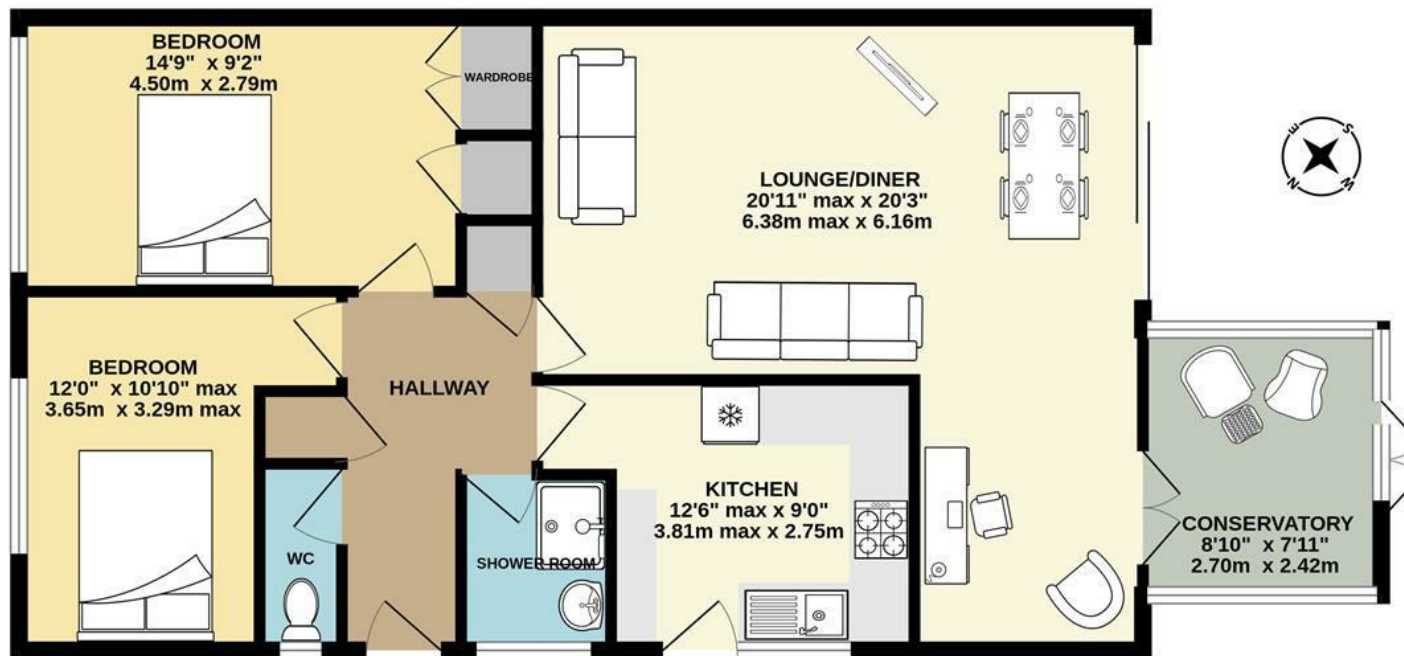
£325,000

Freehold

FARNDELL
ESTATE AGENTS



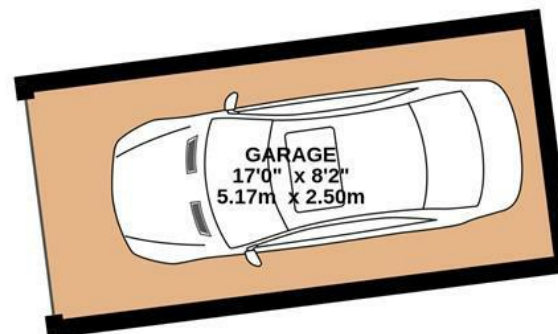
GROUND FLOOR
1004 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 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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- Semi-Detached Bungalow offered with NO FORWARD CHAIN
- L-Shaped Lounge/Diner and Conservatory
- 2 Double Bedrooms
- Kitchen, Shower Room and separate Toilet
- uPVC Double Glazing and Gas Central Heating
- Resin Driveway leading to the Garage
- Front and Rear Gardens
- Main Roof redone in 2023 and Garage Roof in 2020
- New Boiler in 2024
- Cul-de-Sac Location within 800 yards of Rose Green Village Centre

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



79 Aldwick Road

Bognor Regis

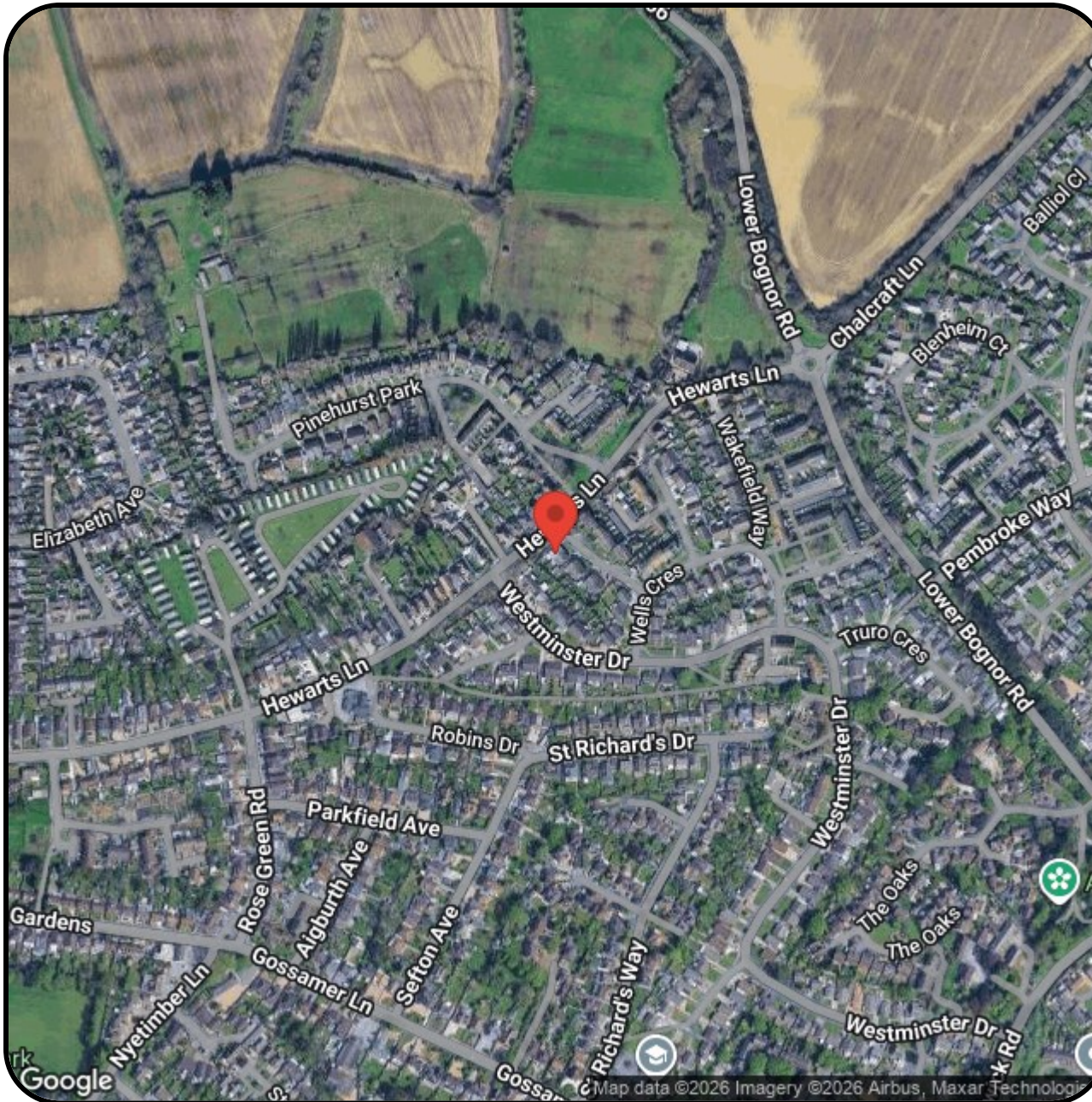
West Sussex

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		77
(55-68) D	66	
(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 C