

8 Voysey Way, Bersted Park, Bognor Regis, West Sussex, PO21 5FZ

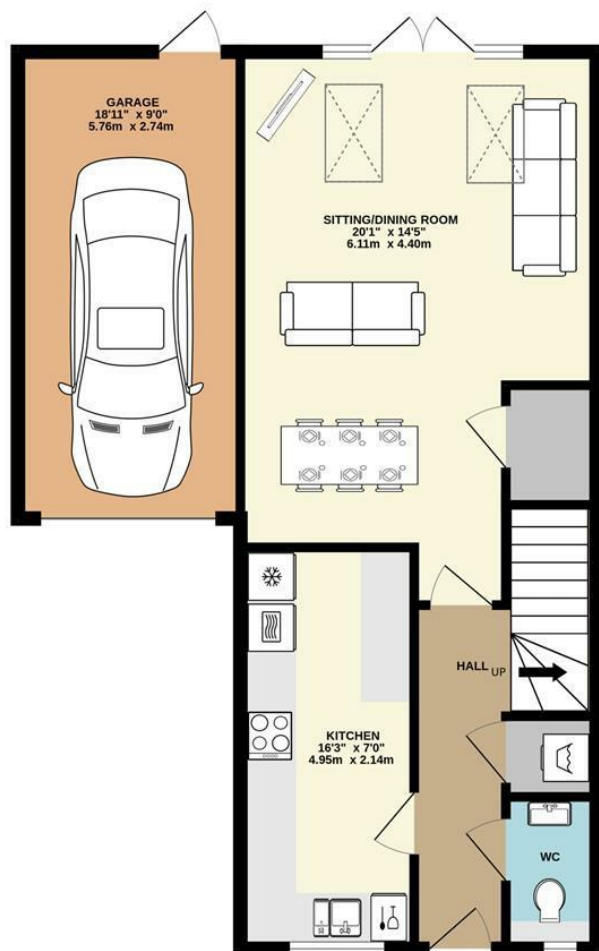
£425,000

Freehold

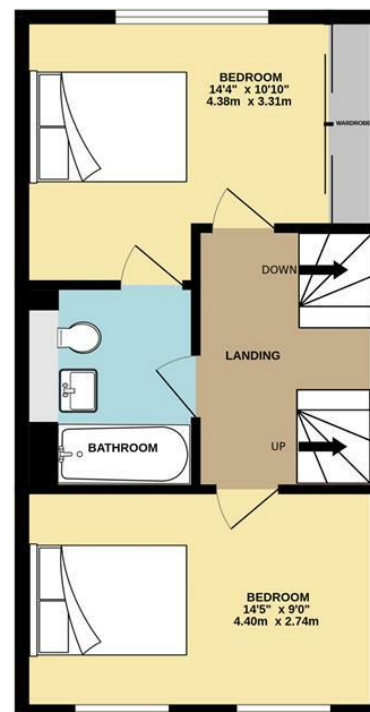
**FARNDELL**  
ESTATE AGENTS



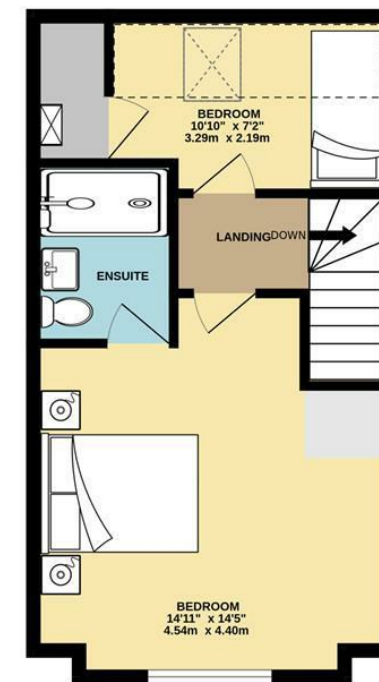
GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.3 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 Town House
- Sitting/Dining Room with Access to the Rear Garden
- Well Appointed Kitchen
- Four Bedrooms
- Family Bathroom, En-Suite Shower Room, plus a Ground Floor Cloakroom
- Southerly Facing Landscaped Rear Garden with Access to the Garage
- Driveway leading to To Garage
- Exceptionally Well Presented Throughout
- Premium Bersted Park Development Built by the Renowned Berkeley Homes
- Gas Fired Central Heating and uPVC Double Glazing

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:

ESTATE CHARGE - £190.00 per annum

COUNCIL TAX BAND D

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](mailto:sales@farndells.com)

<http://www.farndells.com>

### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>93</b> |
| (81-91) <b>B</b>                            | <b>84</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



Council Tax Band D