

7 Northcliffe Road, Bognor Regis, West Sussex, PO22 8BA

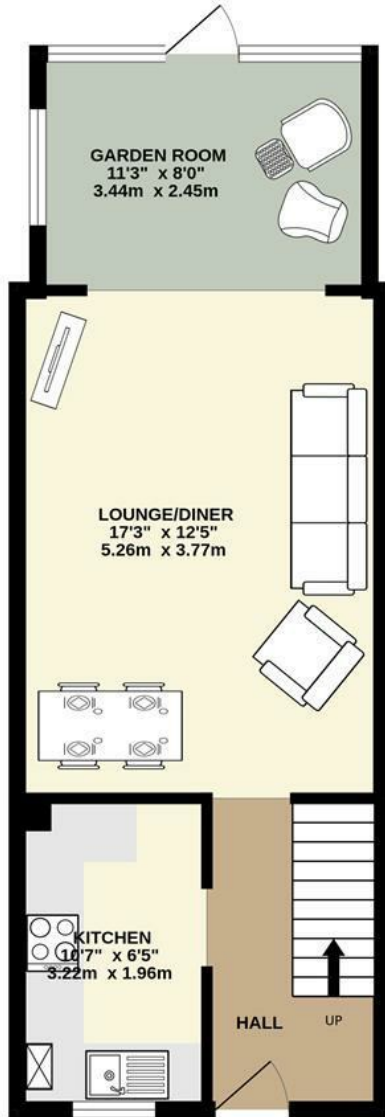
£270,000

Freehold

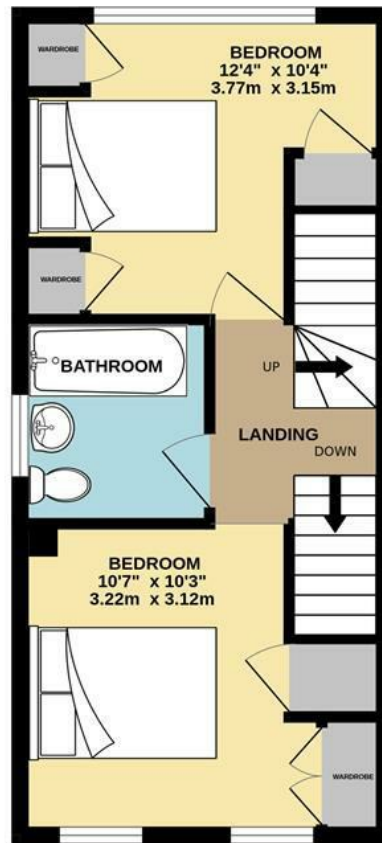
FARNDSELL
ESTATE AGENTS



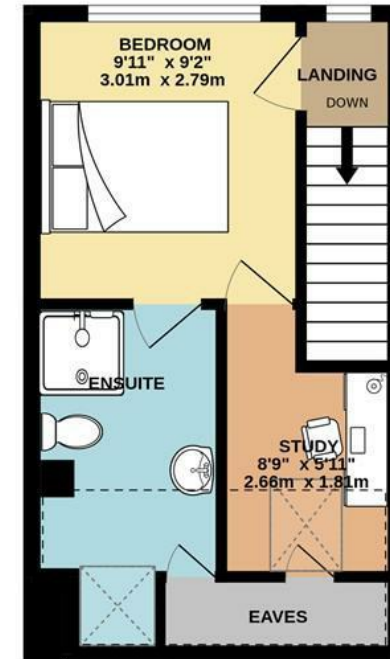
GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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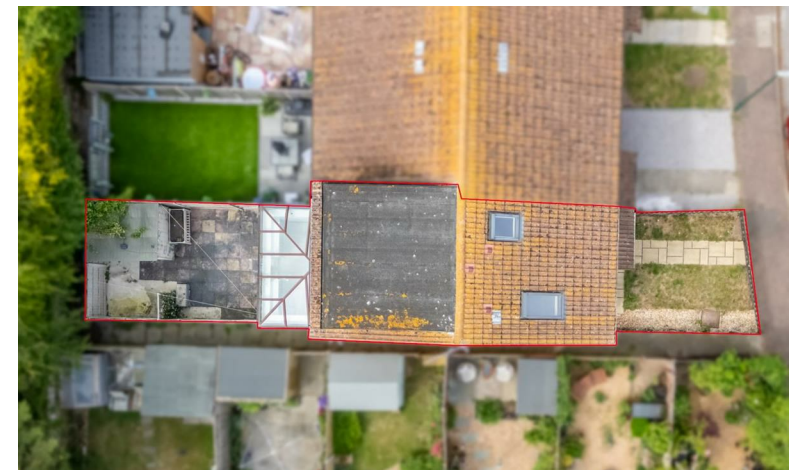


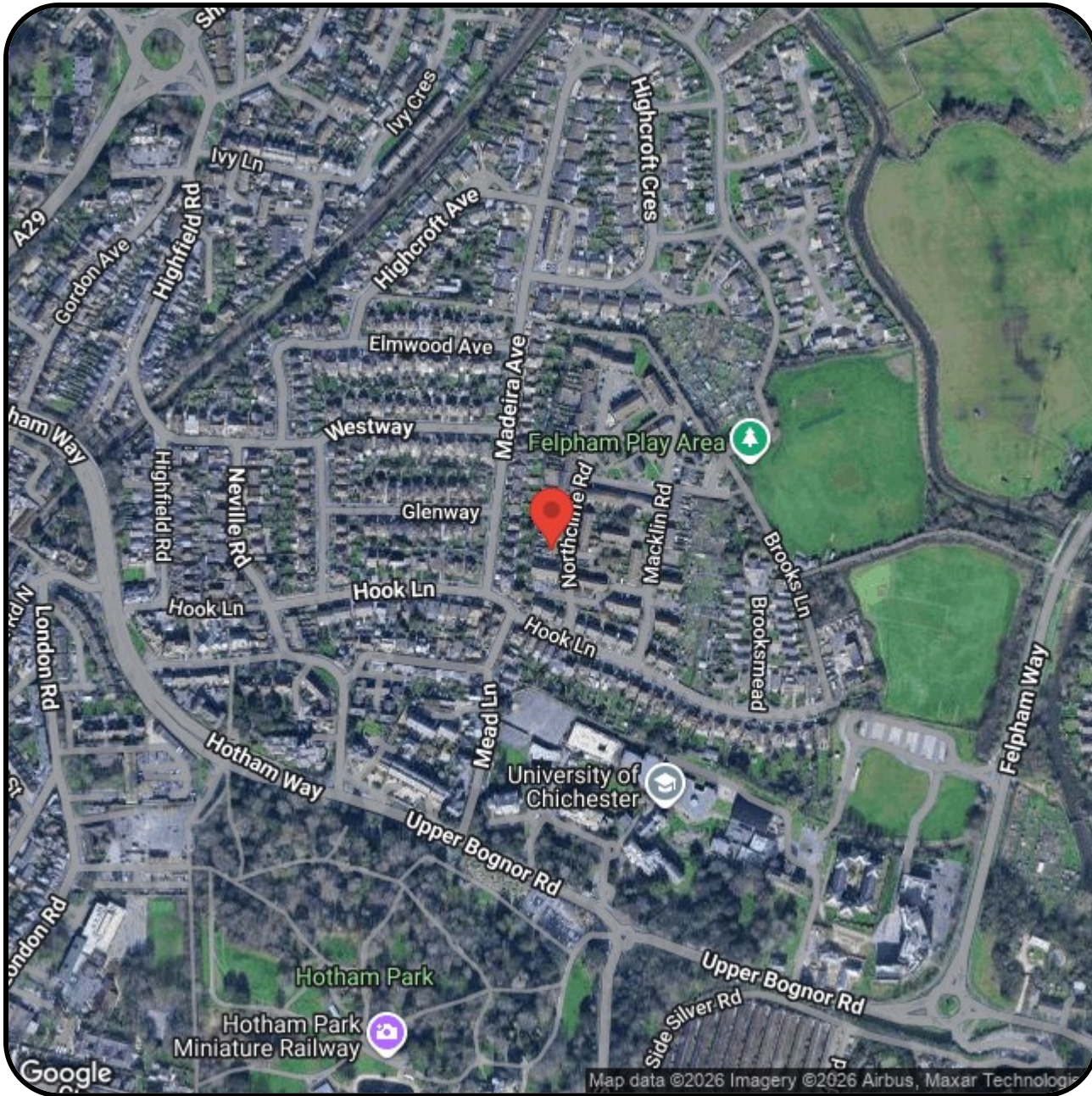
- Extended End-of-Terrace House
- Large Lounge/Diner opening into a Garden Room
- Kitchen
- 3 Double Bedrooms
- Family Bathroom and Ensuite
- Front and Rear Gardens
- uPVC Double Glazing and Gas Central Heating
- 2 Allocated Parking Spaces in a nearby Parking Area
- Offered with NO FORWARD CHAIN
- Convenient Location within 1 mile of the Town Centre and Seafront

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 B

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





FARDELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

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http://www.fardells.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 B