

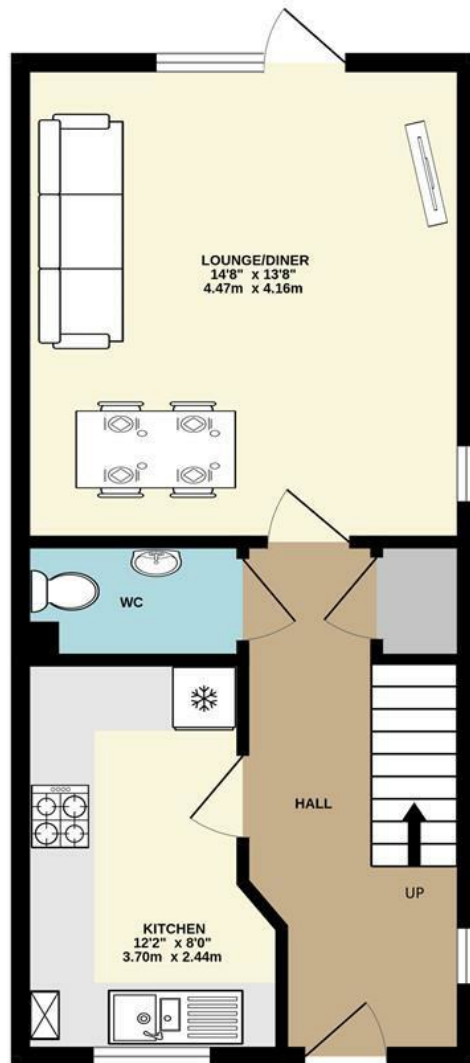
16 Water Meadows Way, Pagham, Bognor Regis, West Sussex, PO21 4FD

£350,000

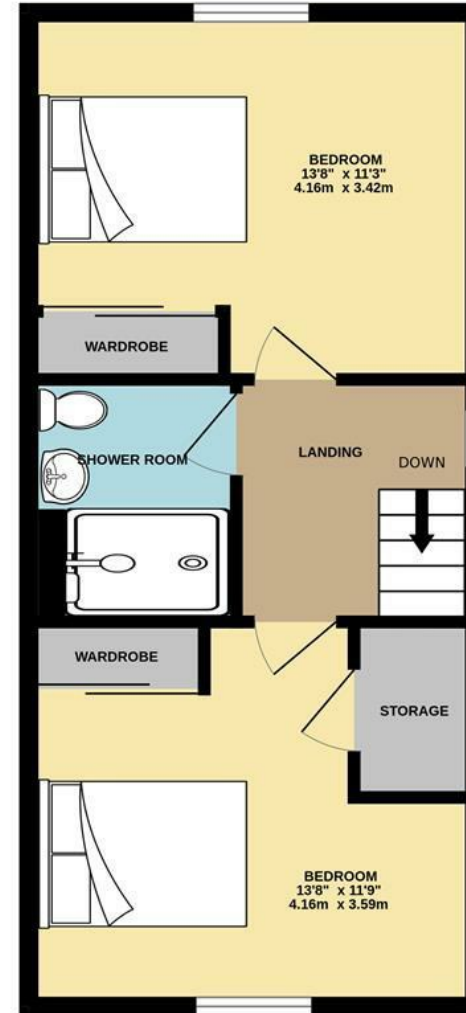
Freehold



GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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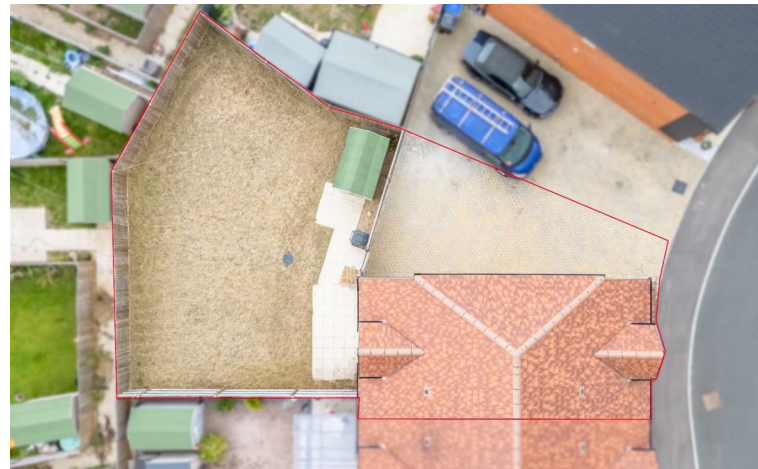


- Semi-Detached House In Immaculate 'Like New Presentation'
- Rear Aspect Lounge/Diner With Access To The Rear Garden
- Fitted Kitchen With Integral Appliances
- Ground Floor Cloakroom With WC
- Two Double Bedrooms With Fitted Wardrobes
- Modern Family Shower Room With WC
- uPVC Double Glazing with Bespoke Plantation Shutters to ALL Principle Rooms and Gas Central Heating
- Driveway with Ample Parking
- Generous Enclosed Rear Garden
- No Forward Chain

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 D**

**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

sales@fardells.com

<http://www.fardells.com>

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band D