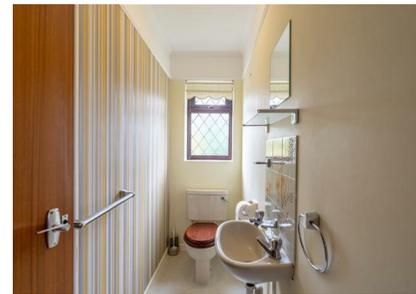


1 Trendle Green, Aldwick Fields, Bognor Regis, West Sussex, PO21 3TZ

£495,000

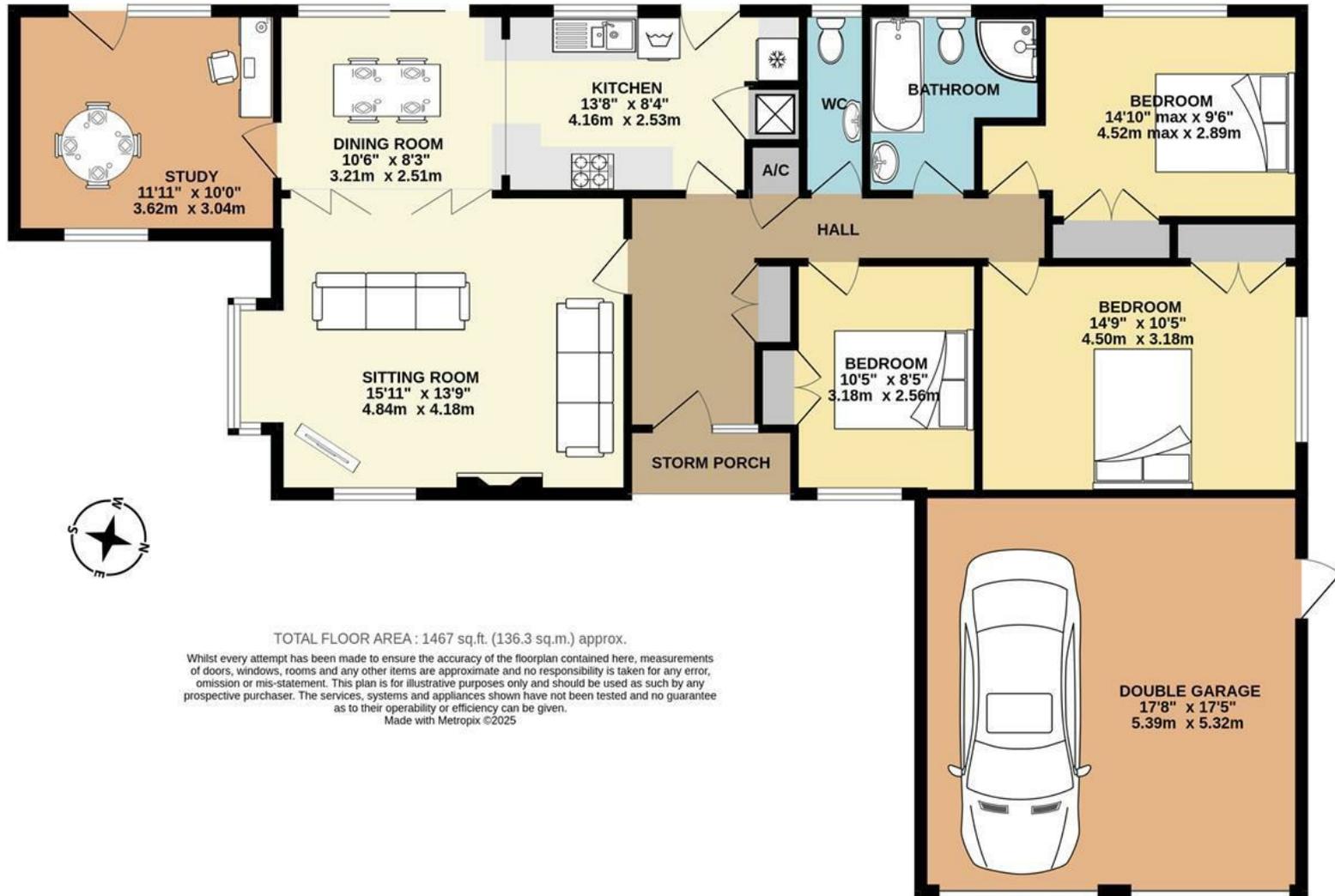
Freehold

FARNDSELL
ESTATE AGENTS



GROUND FLOOR

1467 sq.ft. (136.3 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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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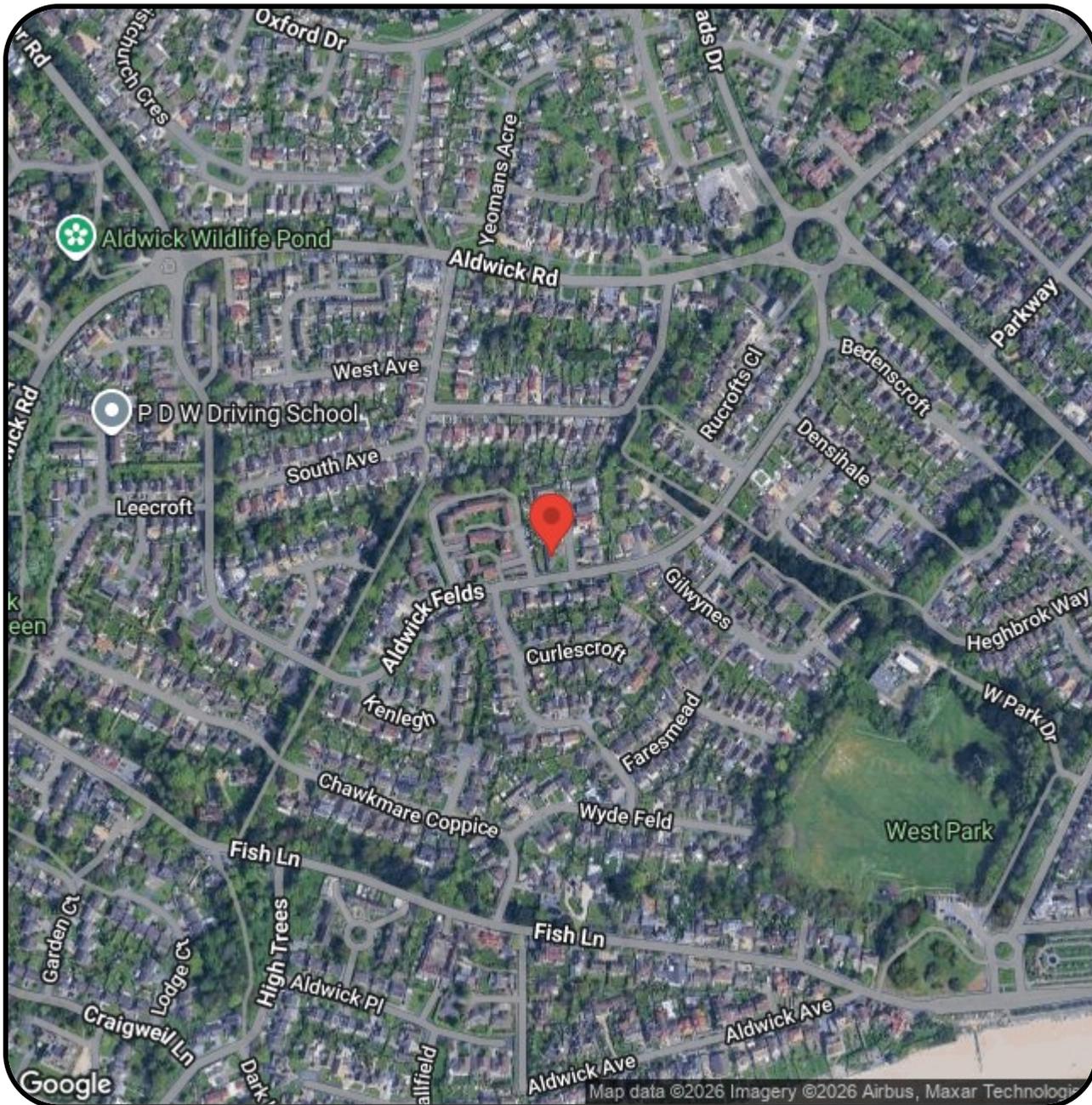
- Detached Bungalow situated on the popular Aldwick Fields Development
- Sitting Room with Double Aspect Windows leading to Dining Room and Separate Study
- Rear Aspect Kitchen
- Bathroom and Separate Cloakroom
- Driveway leading to Double Garage
- Fully Enclosed Westerley Facing Rear Garden
- Gas Warm Air Central Heating
- No Forward Chain
- Situated just 1½ miles West of Bognor Regis Town Centre
- Local Shops, West Park, the Sea Front and Bus Routes all within a ½ mile radius

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 F

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) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Council Tax Band F