

38 Silverston Avenue, Aldwick, Bognor Regis, West Sussex, PO21 2RB

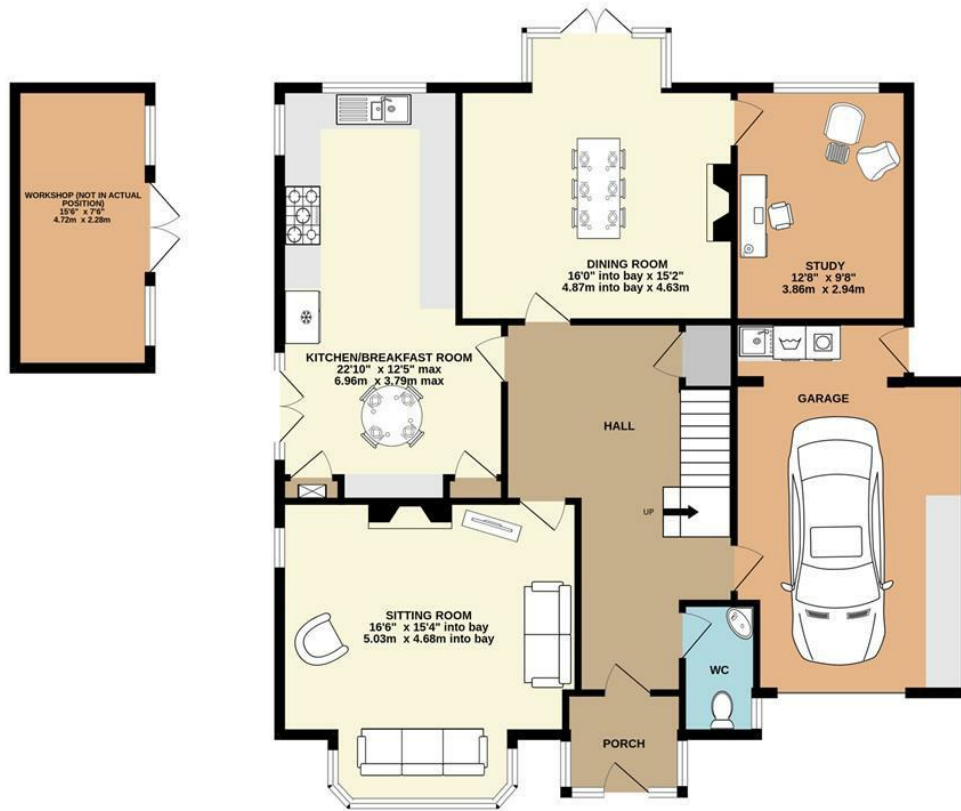
£750,000

Freehold

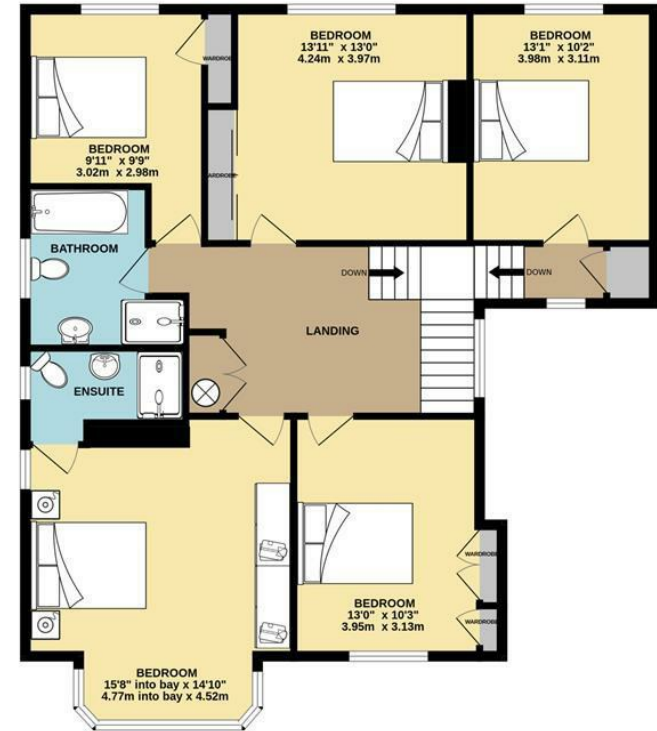
**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
1341 sq.ft. (124.6 sq.m.) approx.



1ST FLOOR  
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA : 2430 sq.ft. (225.8 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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- An immaculately presented substantial family home
- Dual aspect Sitting Room with bay window and open fireplace
- Dining Room with access to the Rear Garden
- Generous Study
- Well appointed Kitchen/Breakfast Room
- Five double Bedrooms
- Family Bathroom with separate double shower cubicle
- Mature secluded Rear Garden plus further Side Garden with Workshop and Summer House
- Generous Garage with rear Utility Area
- Driveway providing ample parking



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

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<http://www.fardells.com>

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>64</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 F