

116 Harbour View Road, Pagham, Bognor Regis, West Sussex, PO21 4RJ

£650,000

Freehold

FARNDELL
ESTATE AGENTS



GROUND FLOOR
1438 sq.ft. (133.6 sq.m.) approx.

1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.

TOTAL FLOOR AREA : 2194 sq.ft. (203.8 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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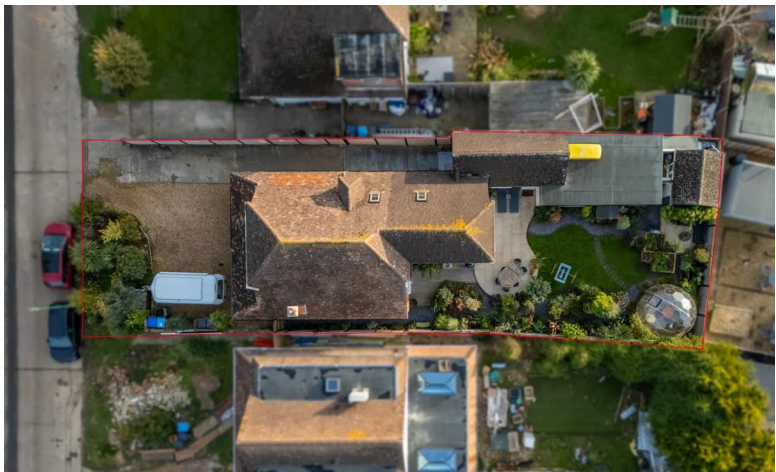


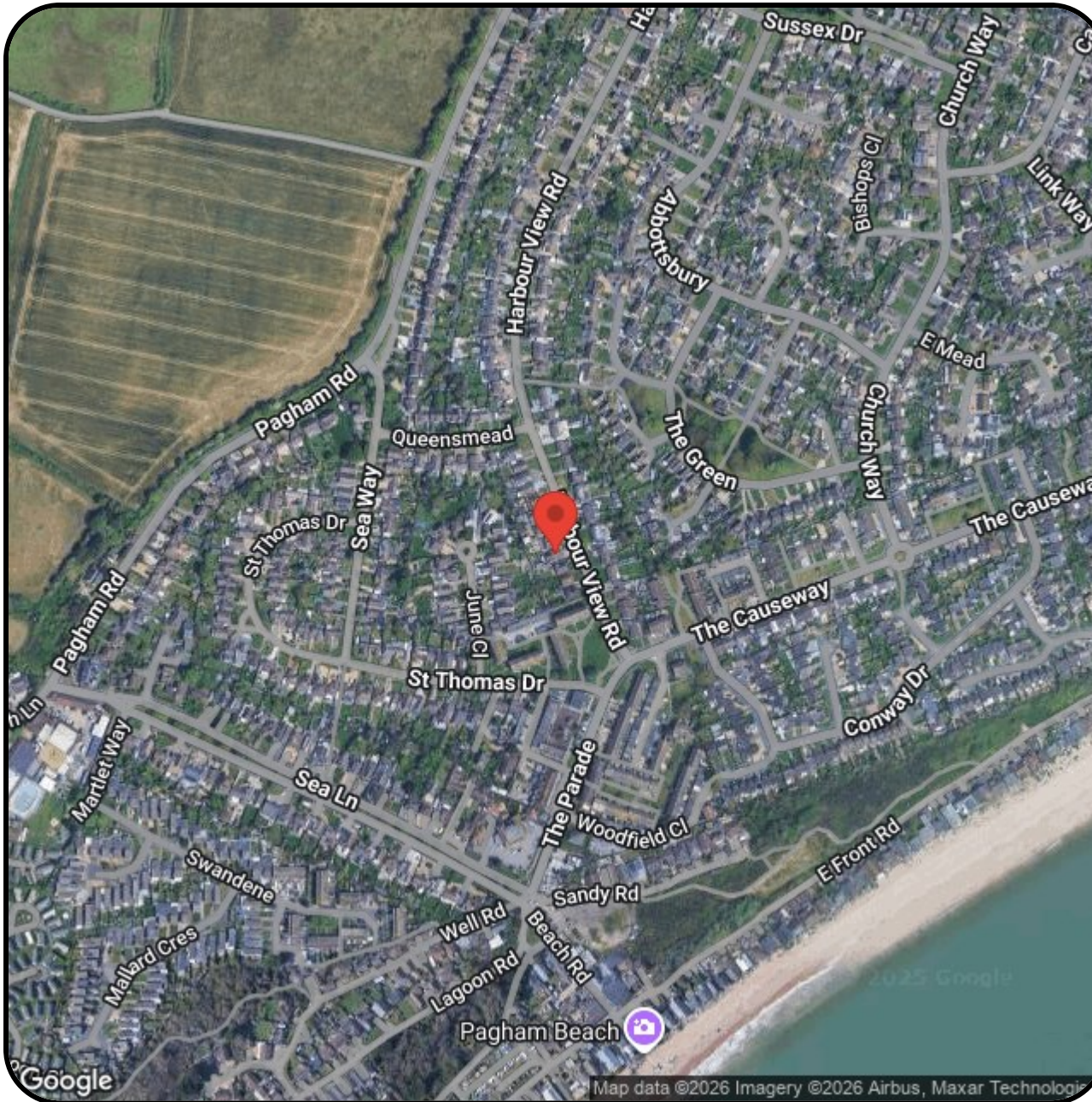
- Deceptively Spacious Detached Family House
- Cosy Sitting Room with Log Burner, separate Snug and large Study
- Spacious Kitchen/Diner with Bi-Fold Doors to Garden
- 4 Double Bedrooms
- Family Bathroom and Ground Floor Shower Room
- Large Multi-Use Space (currently a commercial Kitchen) suitable for a variety of uses
- Landscaped Rear Garden with Brick Storage Shed and Geodome Greenhouse
- Driveway and Off-Road Parking
- uPVC Double Glazing and Gas Central Heating
- Conveniently Situated within 400 Yards of Local Shops, Bus Routes and the 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 E

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





FARNDSELL

ESTATE AGENTS

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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 E