

38 Carlton Avenue, Rose Green, Bognor Regis, West Sussex, PO21 3LP

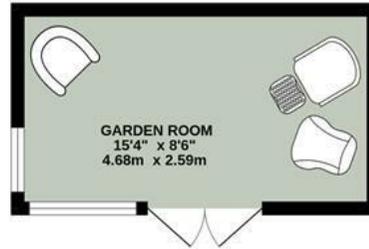
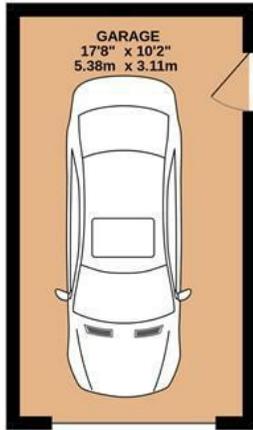
£475,000

Freehold

FARNDSELL
ESTATE AGENTS



GROUND FLOOR
1103 sq.ft. (102.5 sq.m.) approx.

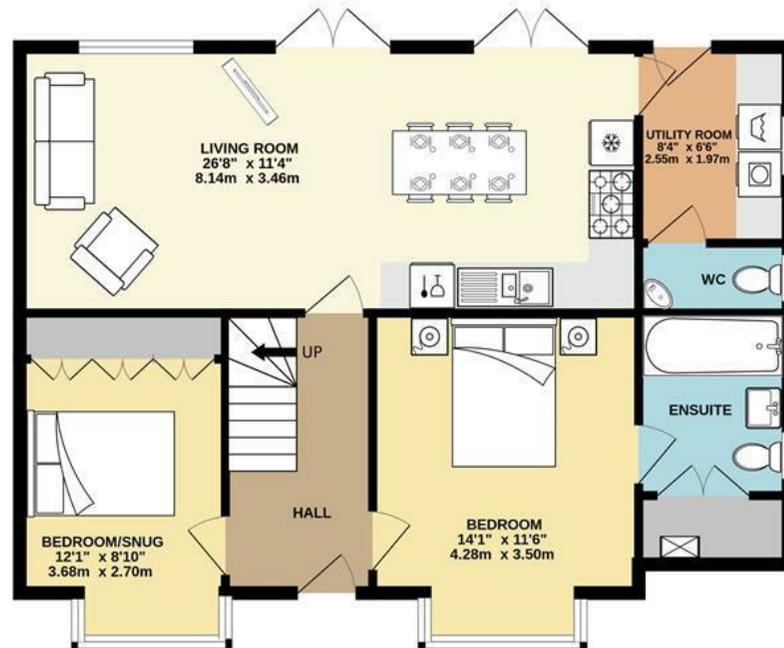


1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 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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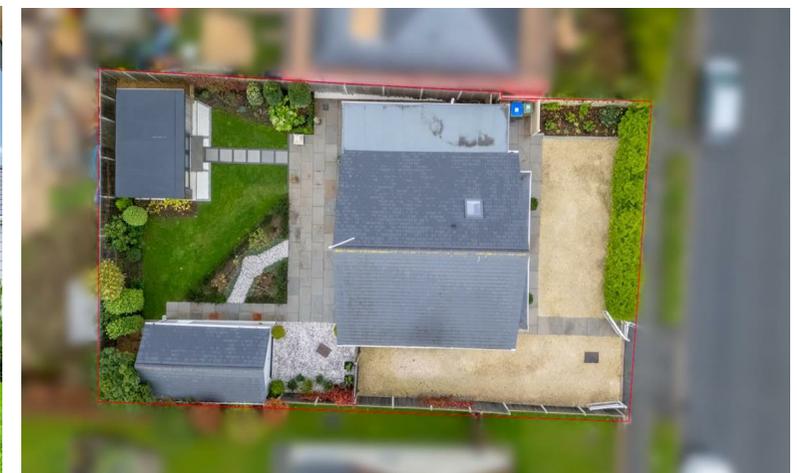
- Recently Refurbished Detached Chalet
- Lovely Open-Plan Living Room, Dining Area and Kitchen
- Ground Floor Bedroom and Ensuite
- First Floor Bedroom and Family Shower Room
- Bedroom 3 or Snug
- Utility Room and Cloakroom
- Professionally Installed Garden Room
- uPVC Double Glazing and Gas Central Heating
- Driveway and Garage
- Landscaped Rear Garden



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

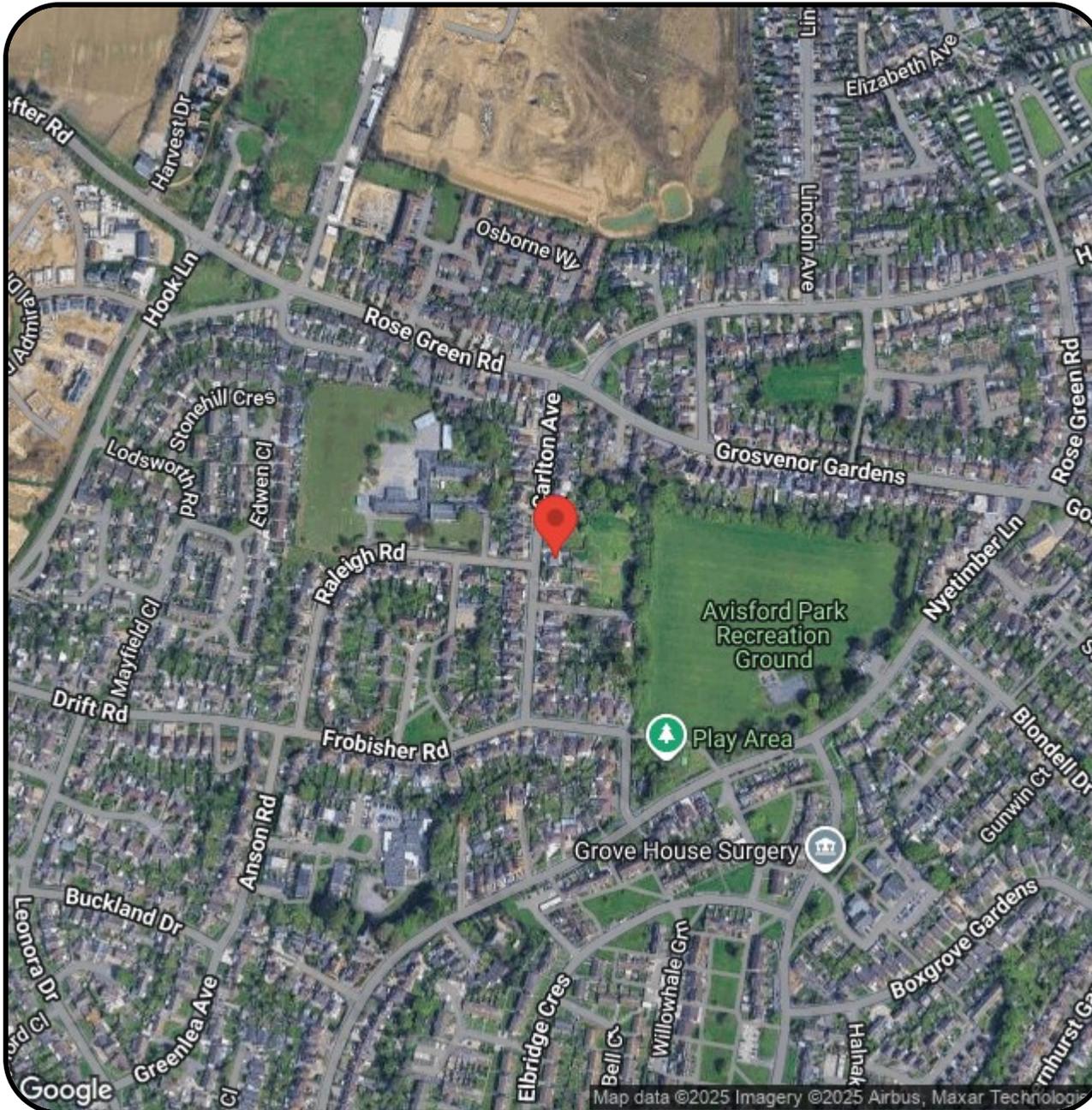
West Sussex

PO21 2NW

01243 869991

sales@fardells.com

<http://www.fardells.com>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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 D