

26 Margaret Close, Aldwick, Bognor Regis, West Sussex, PO21 3AA

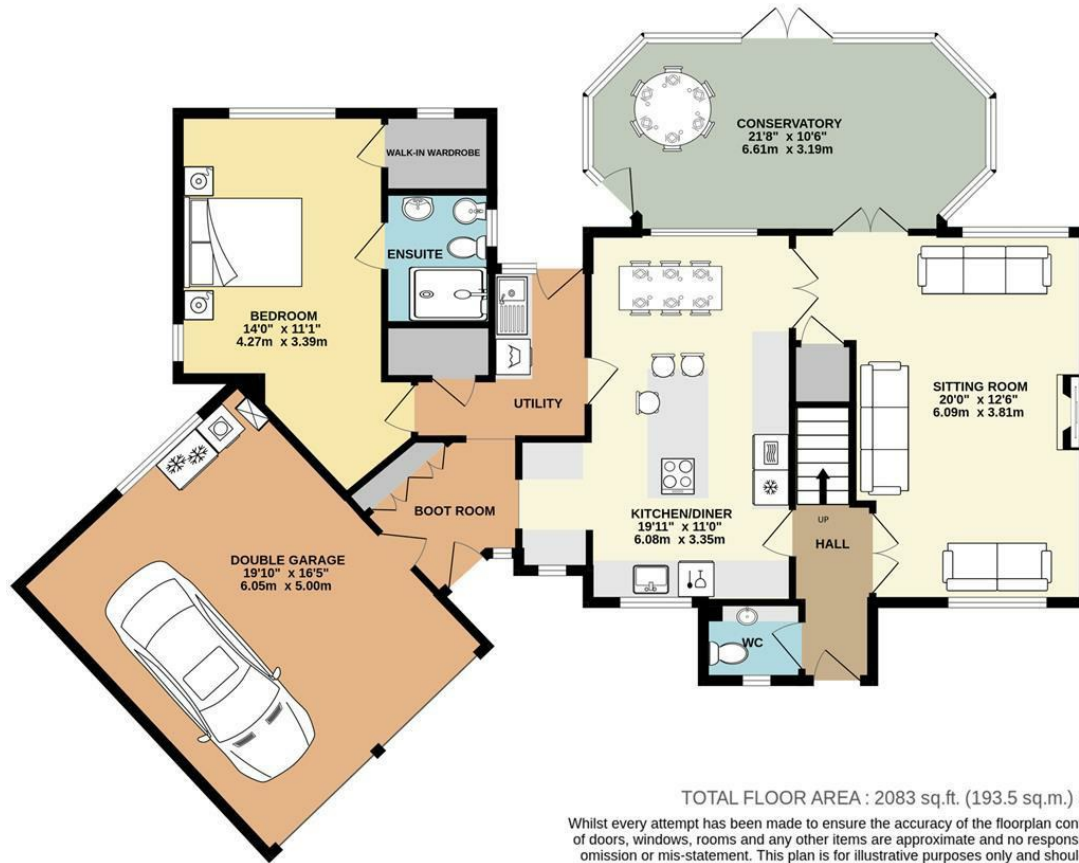
£625,000

Freehold

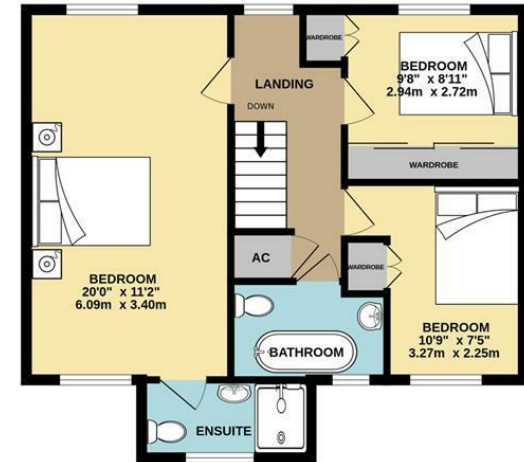
FARNDELL
ESTATE AGENTS



GROUND FLOOR
1510 sq.ft. (140.3 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 2083 sq.ft. (193.5 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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- Extended Detached Family House
- Large Dual-Aspect Sitting Room
- Modern Kitchen/Diner with Central Island
- 4 Double Bedrooms (3 on 1st Floor, 1 on Ground Floor)
- Family Bathroom, 2 Ensuites and a Cloakroom
- Large Conservatory
- Utility Room and Boot Room
- Driveway and Double Garage
- Rear Garden
- Convenient Location within 800 Yards of Local Shops, Bus Routes and Schools

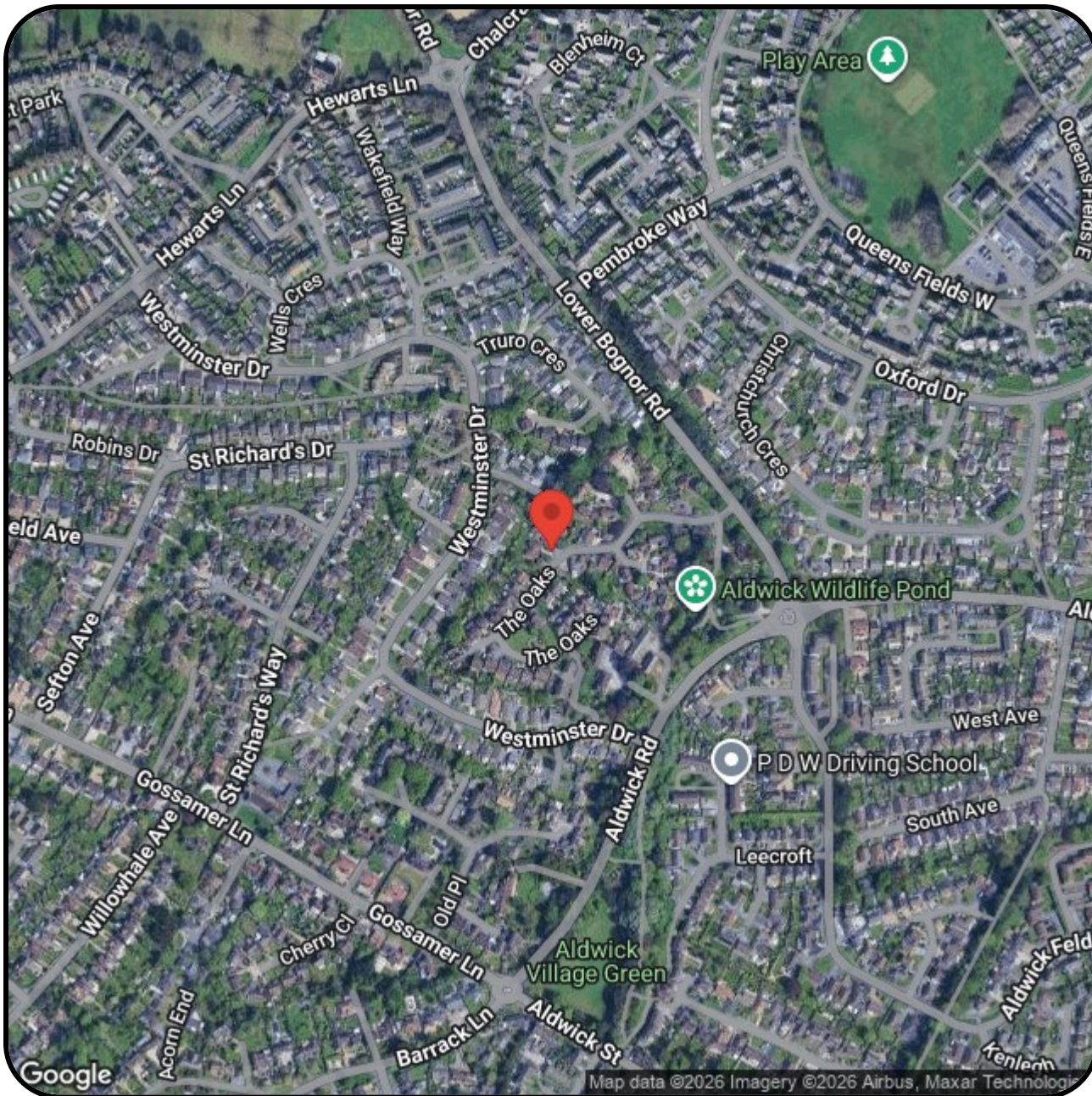
The following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase.



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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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