25 Andrew Avenue, Felpham, Bognor Regis, West Sussex, PO22 7QW

£375,000

Freehold

FARNDELL ESTATE AGENTS









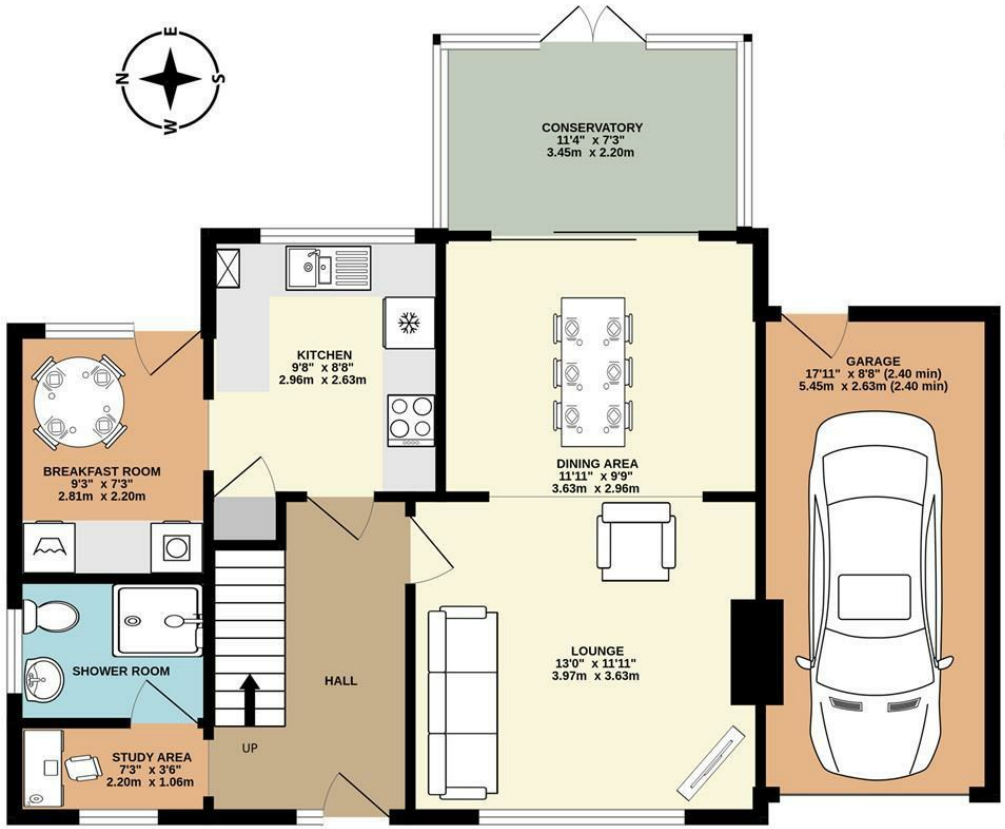






GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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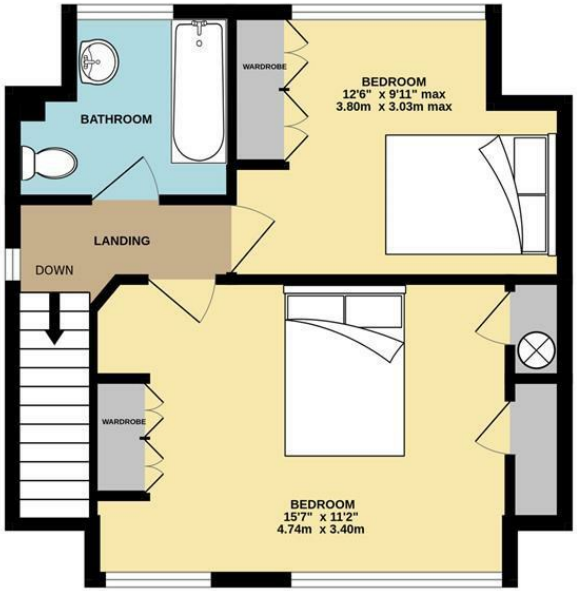


- Extended Detached House offered with NO FORWARD CHAIN
- Large Open-Plan Lounge/Diner
- Modern Kitchen adjacent Breakfast Room/Utility
- Conservatory
- 2 Double Bedrooms
- Family Bathroom and Ground Floor Shower Room/Cloakroom
- Small Study Area
- Front and Rear Garden
- Driveway and Garage
- uPVC Double Glazing and Gas Central Heating

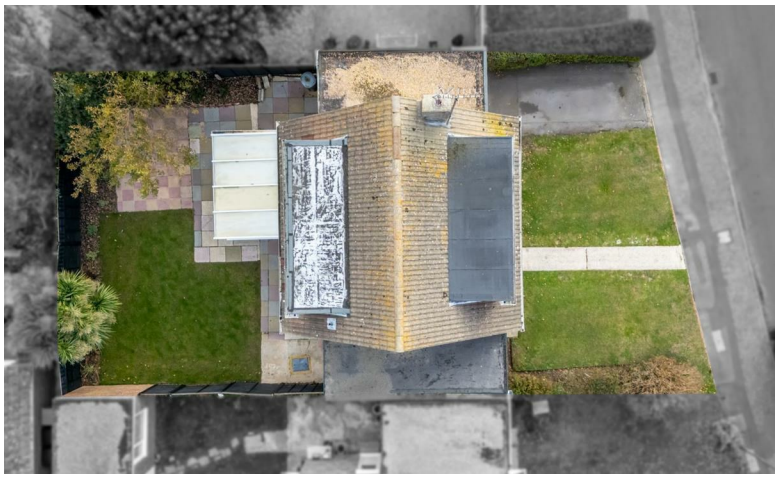


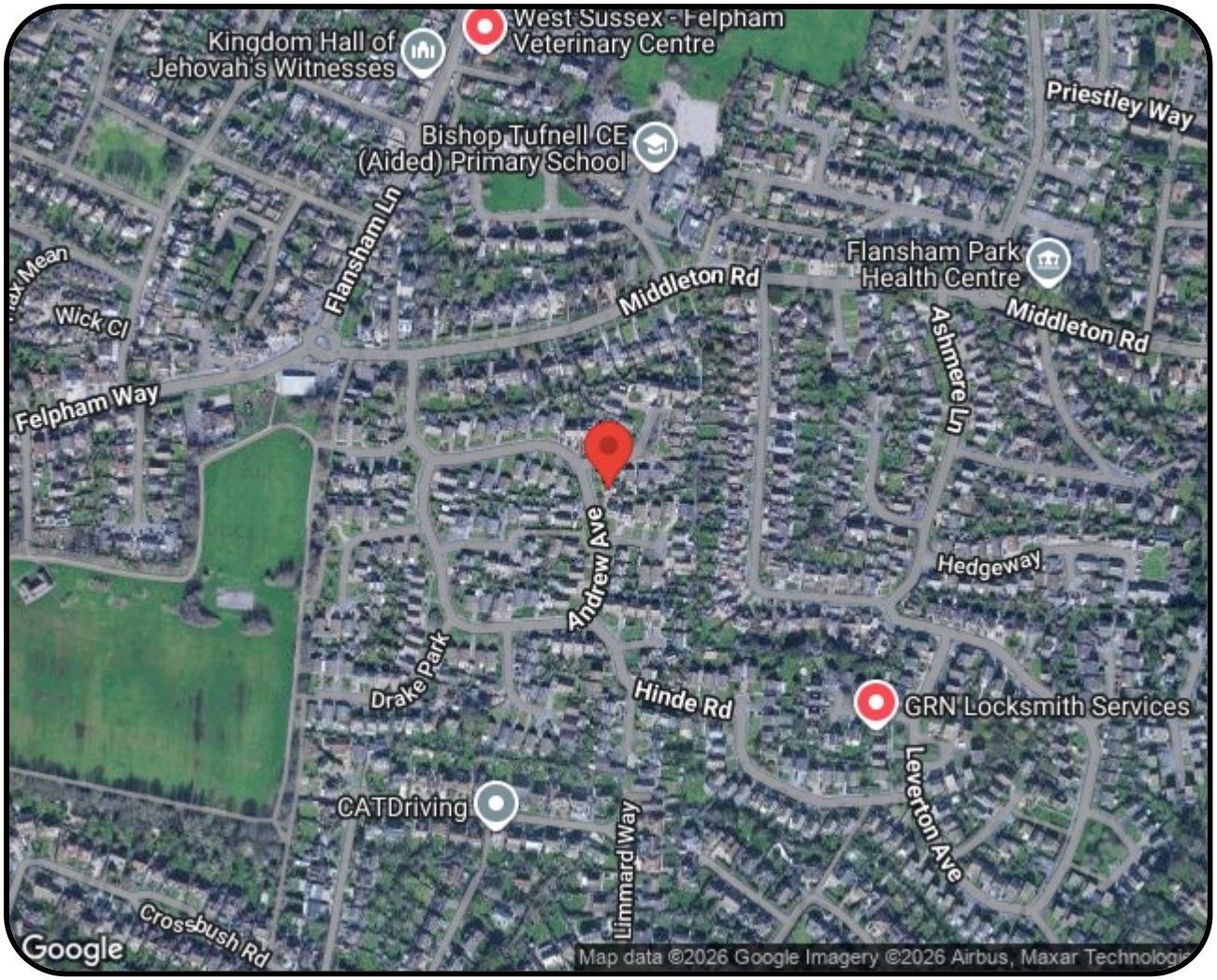
The following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND E

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







PLEASE NOTE: All dimensions are approximate and are quoted for guidance only. Floor plans are provided as a general guide and are not drawn to scale. The position of windows, doors and fittings may vary from those shown. References to appliances and/or services do not imply that they are in working order or fit for purpose.

Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

ANTI-MONEY LAUNDERING: In accordance with applicable Anti-Money Laundering legislation, we are required to undertake identity and Customer Due Diligence checks on parties involved in an agreed purchase. A fee of **£50 plus VAT (£60 including VAT) per property** is payable for these checks once a purchase has been agreed.

These particulars do not constitute, nor form part of, an offer or contract, nor may they be regarded as representations.

FARNDELL
ESTATE AGENTS

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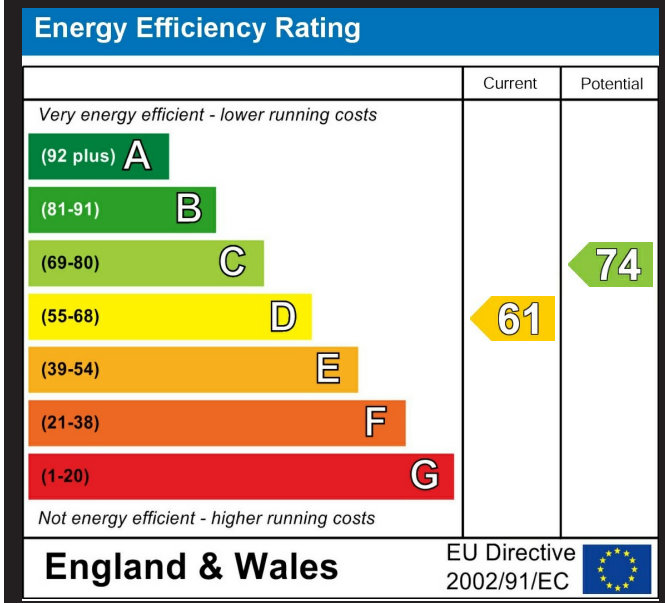

Council Tax Band E