

6 Fawkes Mews, Bognor Regis, West Sussex, PO21 2FF

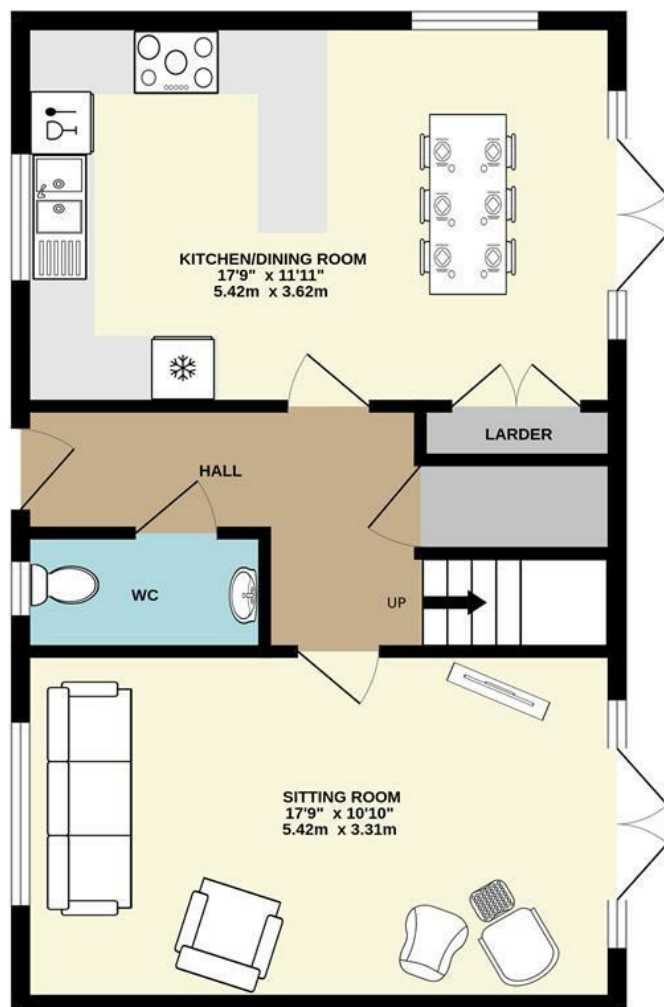
£450,000

Freehold

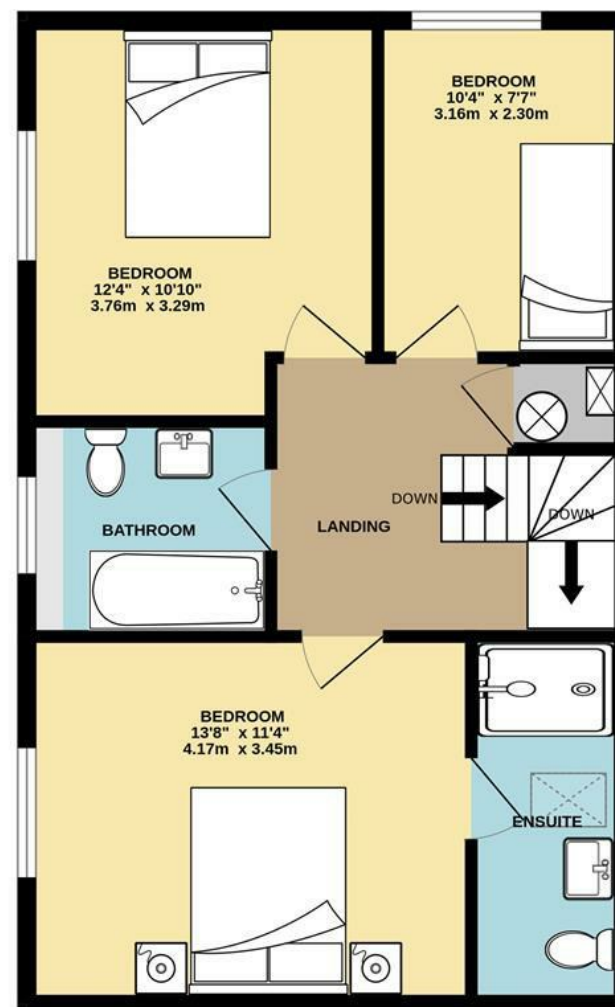
FARNDELL
ESTATE AGENTS



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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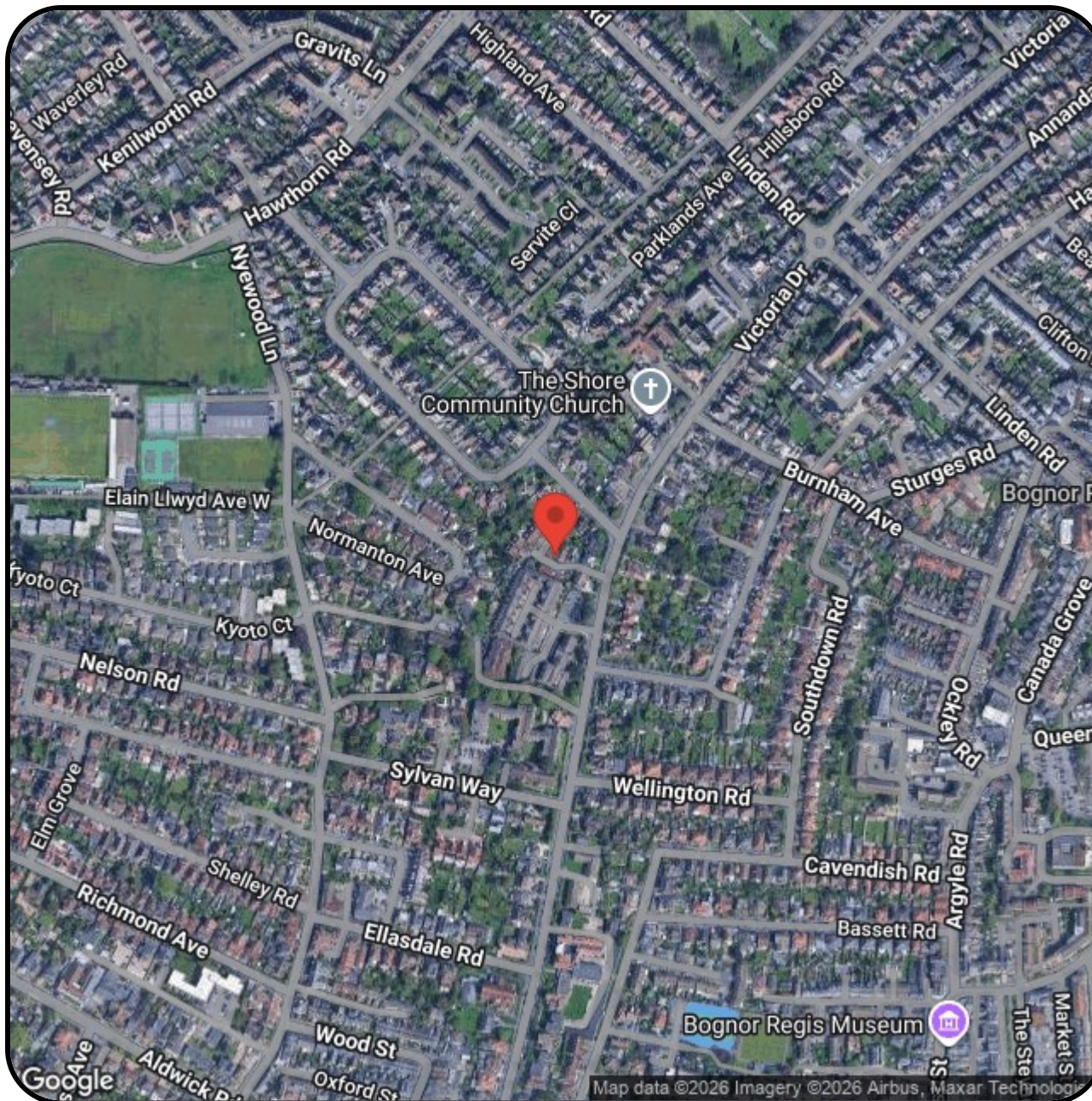
- **Lovely Detached House built-in 2017**
- **Spacious Sitting Room**
- **Modern Kitchen and Dining Room**
- **3 Bedrooms**
- **Family Bathroom, En-suite Shower Room and a Ground Floor Cloakroom**
- **uPVC Double Glazing and Gas Central Heating**
- **Low-Maintenance Front and Rear Gardens**
- **Allocated Car Barn (Carport) and Parking Space**
- **Exclusive Development of only 7 Luxury Properties**
- **Conveniently Located within 800 Yards of the Town Centre, Railway Station and 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 D

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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Bognor Regis

West Sussex

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sales@farndells.com

<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(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