

4, Moore Place, Victoria Drive, Bognor Regis, West Sussex, PO21 2EE

£350,000

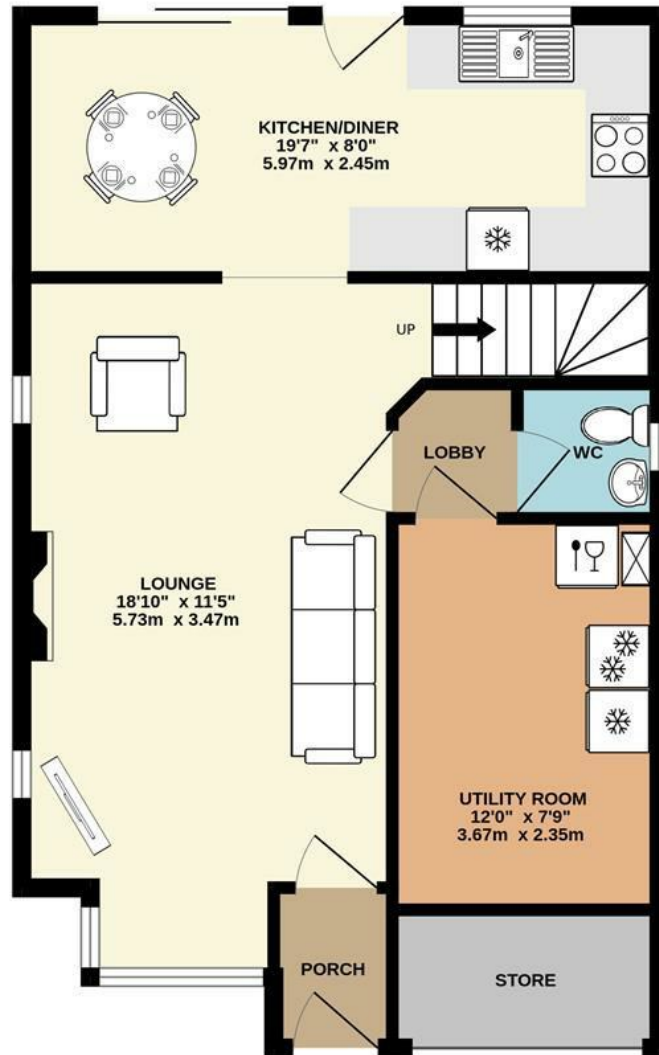
Freehold

**FARNDALL**  
ESTATE AGENTS

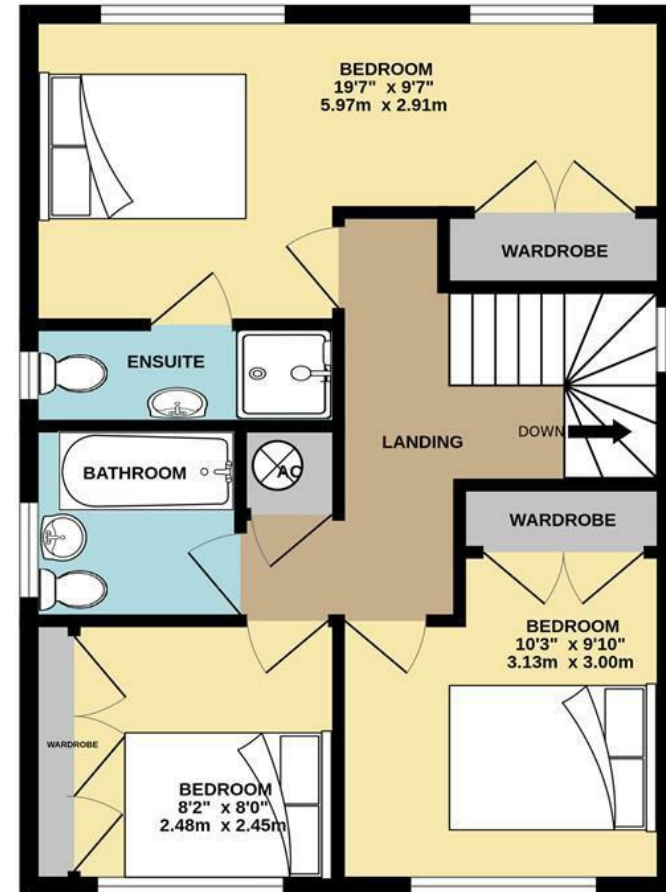




GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



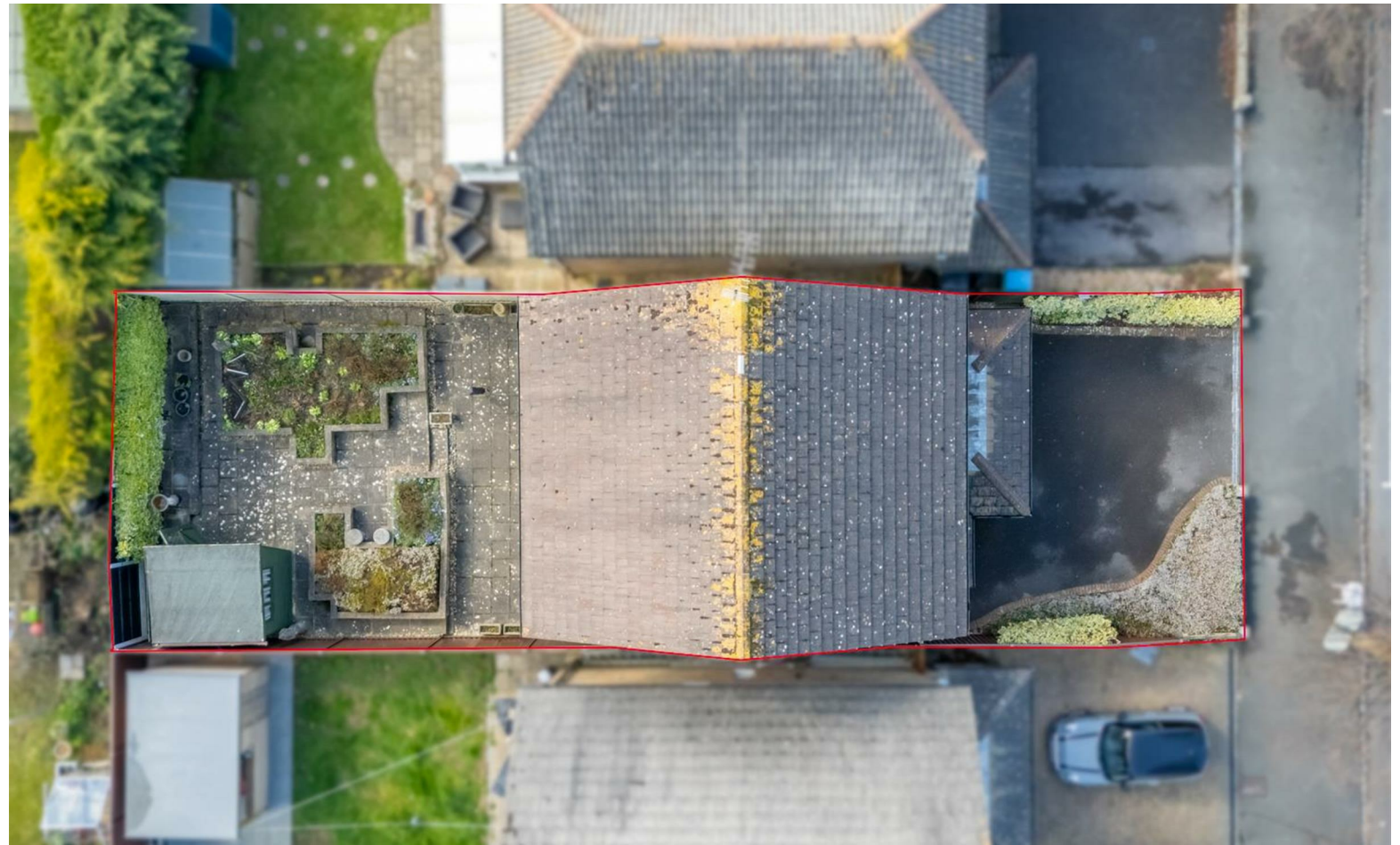
1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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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- Affordable Detached House requiring some updating
- Light and Airy Lounge
- Kitchen/Diner overlooking Rear Garden
- 3 Double Bedrooms with Wardrobes
- Family Bathroom, Ensuite Shower Room and Cloakroom
- Former Garage converted into a Utility Room
- uPVC Double Glazing and Gas Central Heating
- Private Rear Garden
- Driveway for Off-Road Parking
- Conveniently Located within 800 Yards of the Railway Station, Local Shops and Bus Routes



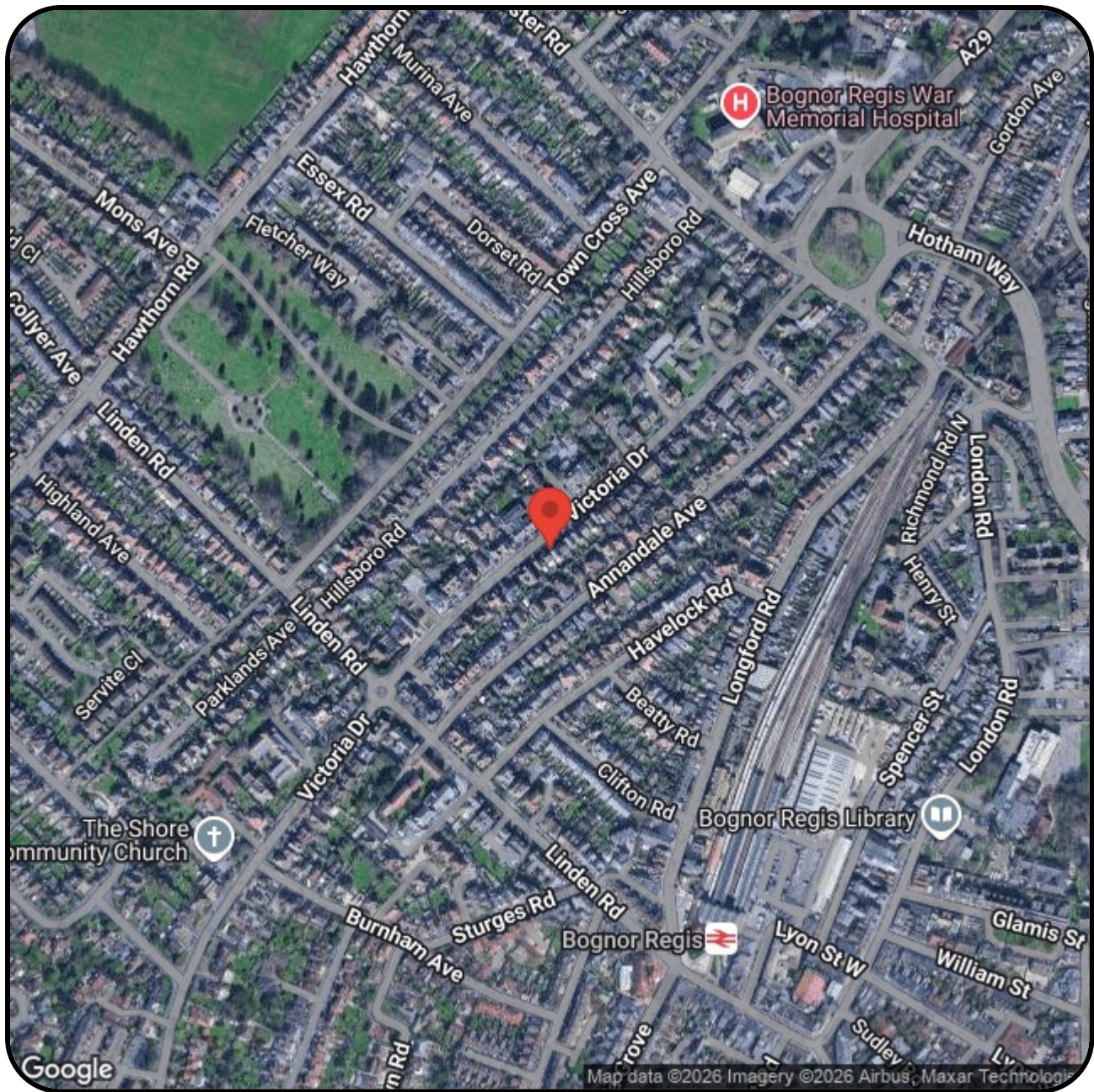
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**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

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

[sales@farndells.com](mailto:sales@farndells.com)

<http://www.farndells.com>

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>70</b>                  | <b>76</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Council Tax Band E