

23 Elbridge Avenue, North Bersted, Bognor Regis, West Sussex, PO21 5AD

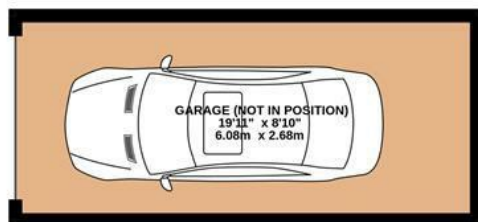
£325,000

Freehold

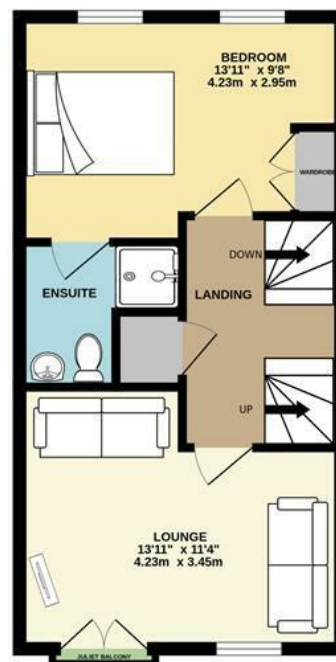
FARNDELL
ESTATE AGENTS



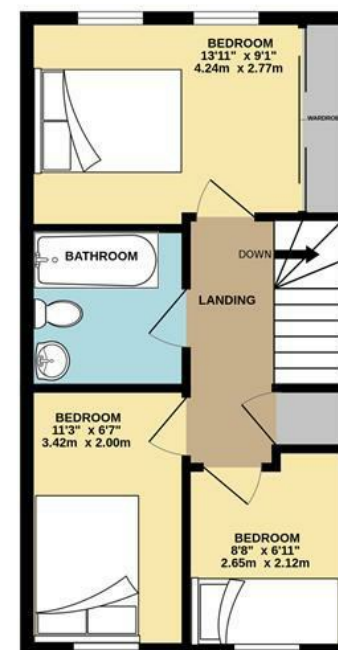
GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1309 sq.ft. (121.6 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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- Deceptively Spacious Town House
- First Floor Lounge
- Ground Floor Kitchen/Diner with Double Doors to the Rear Garden
- Open Plan Ground Floor Snug/Study
- Four Bedrooms
- En-Suite Shower Room and Family Bathroom
- Ground Floor Cloakroom
- Gas Fired Central Heating and Double Glazing
- Southerly Facing Low Maintenance Rear Garden
- Garage and 2 Allocated Parking Spaces

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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<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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