

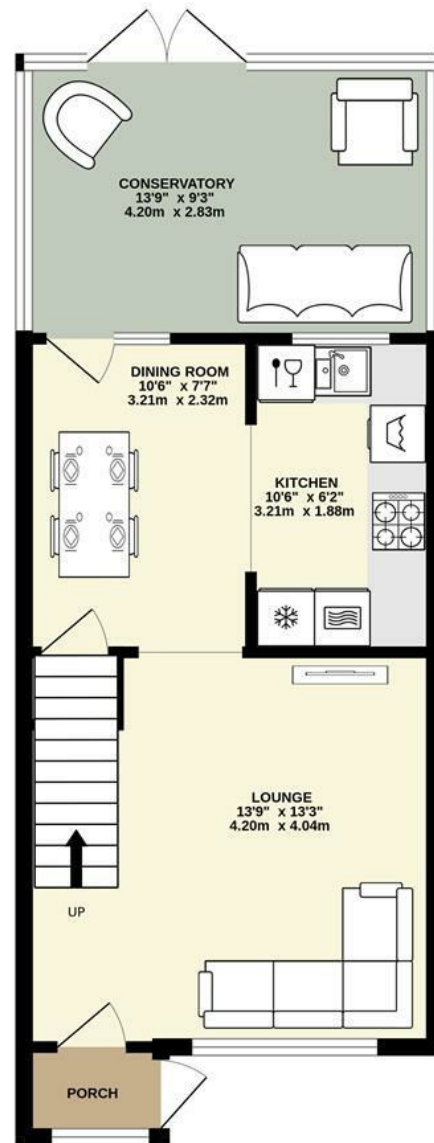
9 Montgomery Drive, Middleton-on-Sea, Bognor Regis, West Sussex, PO22 6RS  
£315,000  
Freehold

**FARNDALL**  
ESTATE AGENTS

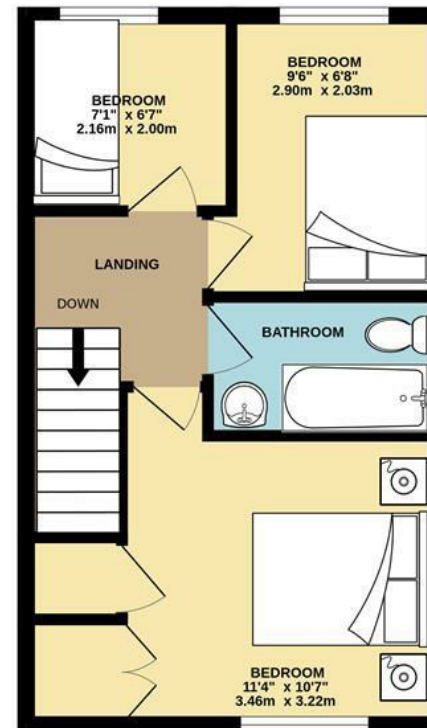




GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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- Modern End Of Terrace House
- Lounge With Media Wall
- Separate Dining Area
- Conservatory With Access To The Rear Garden
- Refitted Kitchen With Built In Appliances
- Three Bedrooms
- Family Bathroom
- Front and Rear Gardens
- Driveway Providing Off-Road Parking
- Gas Fired Central Heating And Double Glazing

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 C**

**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>		<b>86</b>
(69-80) <b>C</b>	<b>72</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		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band C