

8 Kenilworth Road, Bognor Regis, West Sussex, PO21 5NE

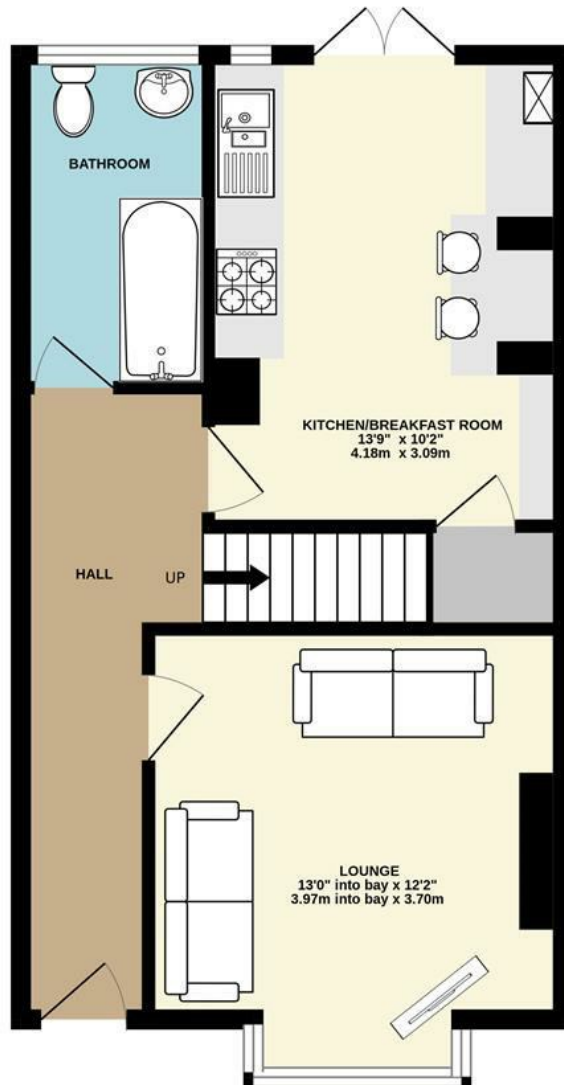
£255,000

Freehold

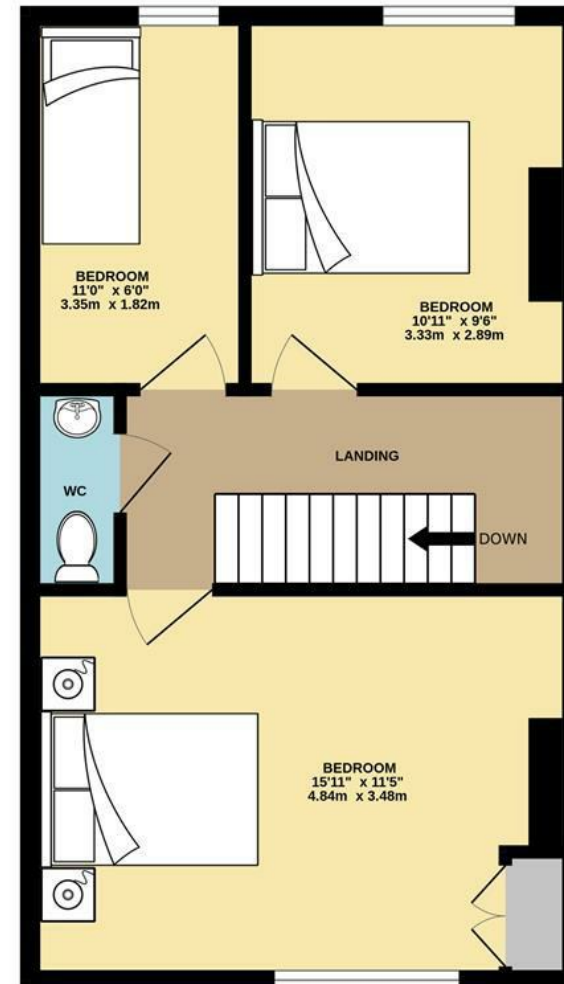
**FARNDELL**  
ESTATE AGENTS



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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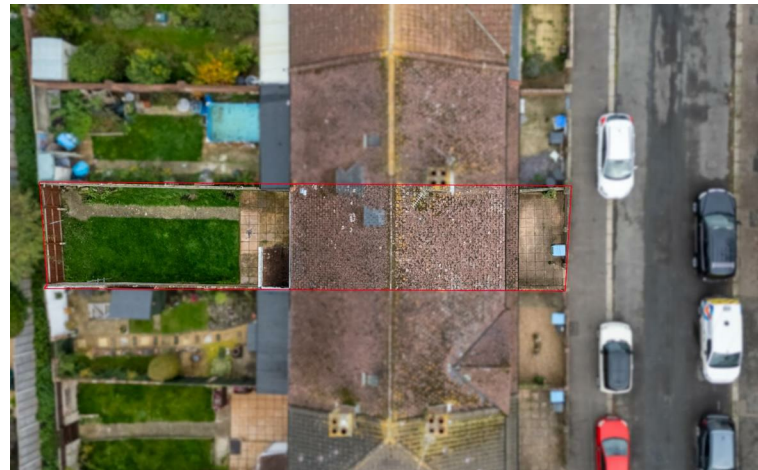
- Period Mid Terrace House
- Lounge With Feature Bay Window
- Kitchen/Breakfast Room Giving Access To The Rear Garden
- Ground Floor Bathroom With WC
- Three Bedrooms
- First Floor WC
- uPVC Double Glazing and Gas Central Heating
- Offered For Sale With NO FORWARD CHAIN
- Rear Garden With Useful Outbuilding For Storage
- Conveniently Located for Shops, Schools and Bus Routes



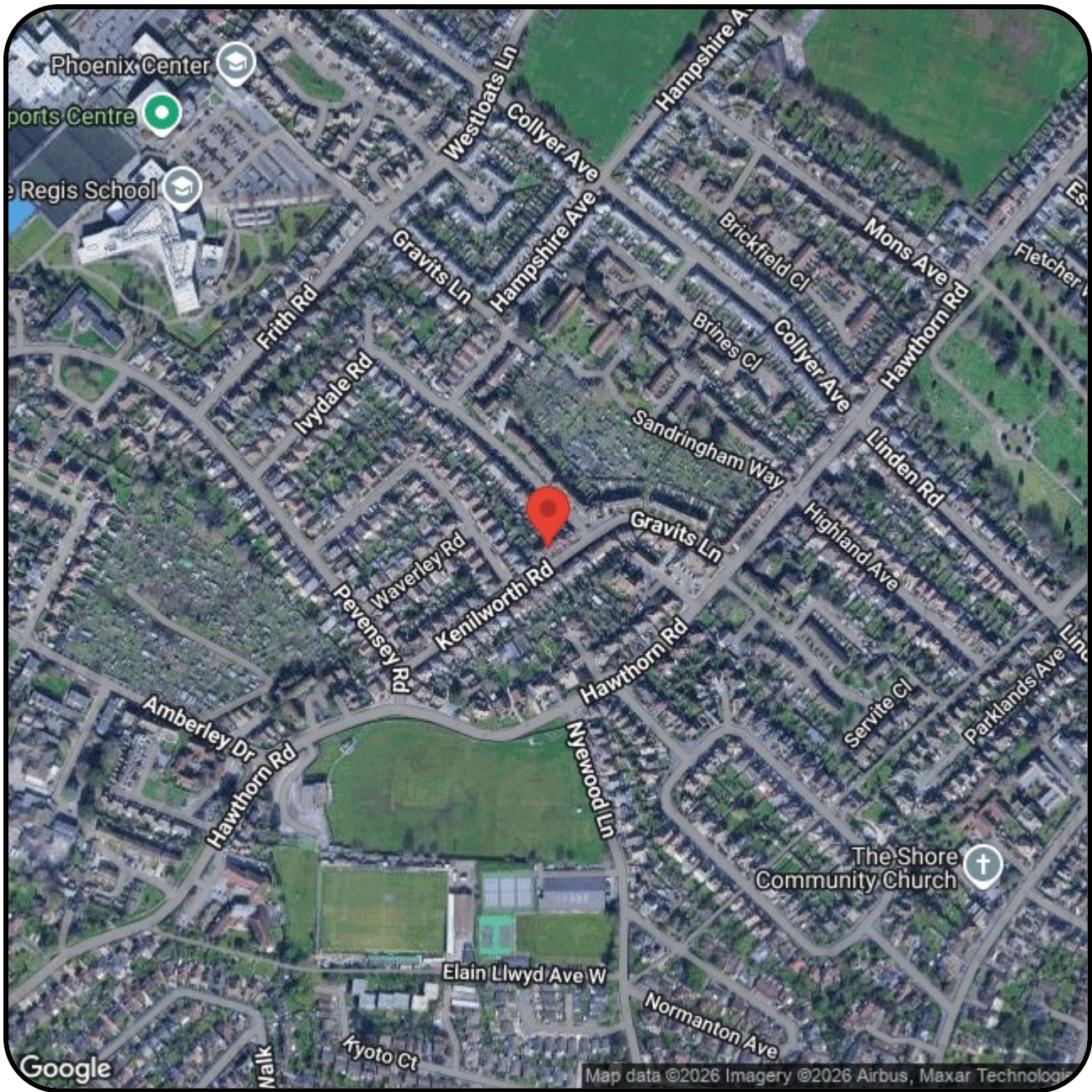
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND 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  
<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>89</b>
(69-80) <b>C</b>	<b>75</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 2002/91/EC	

Council Tax Band C