

8 Blondell Drive, Rose Green, Bognor Regis, West Sussex, PO21 4BQ

£525,000

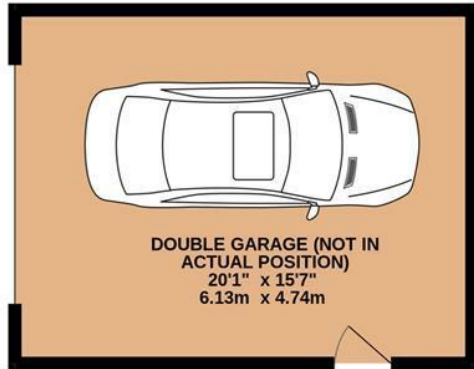
Freehold

**FARNDELL**  
ESTATE AGENTS



# GROUND FLOOR

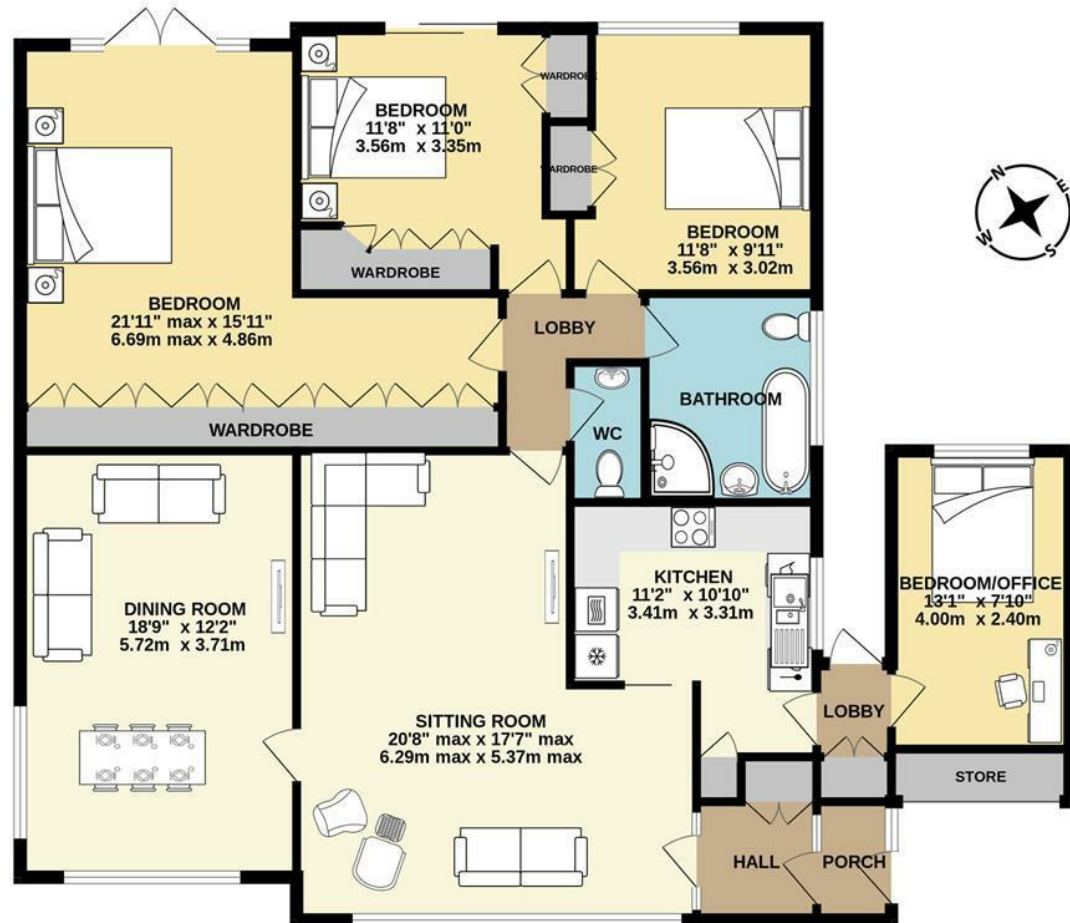
1502 sq.ft. (139.5 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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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- Bright And Spacious Extended Detached Bungalow
- L-Shaped Southerly Facing Sitting Room
- Generous Dining Room
- Well Appointed Kitchen
- Four Double Bedrooms
- Modern Bathroom/Shower Room, plus Cloakroom with WC
- Double Glazing and Gas Fired Central Heating
- Driveway Providing Ample Parking
- Detached Double Garage
- Well Tended Secluded Rear Garden

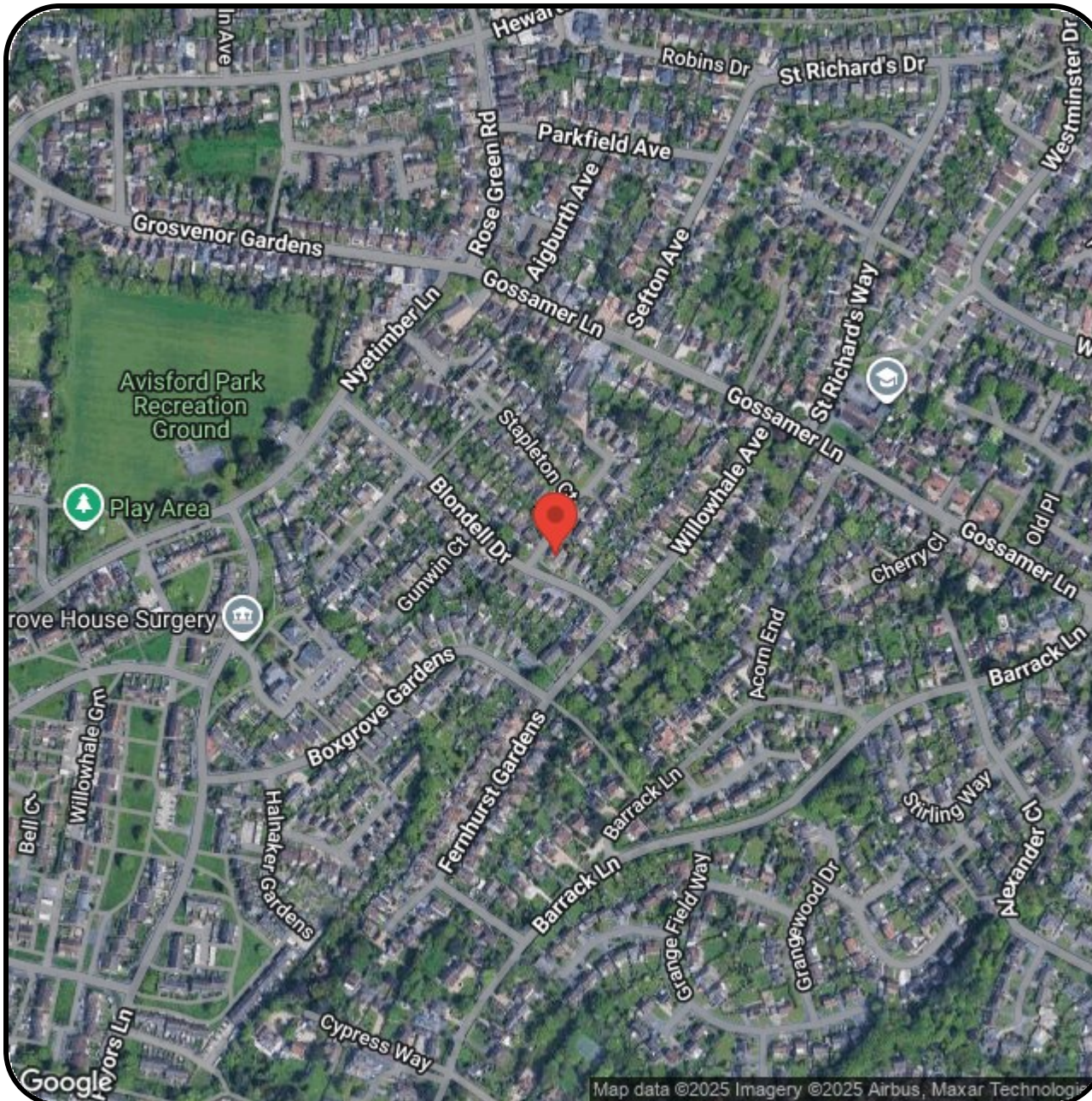
The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

**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>		<b>83</b>
(69-80) <b>C</b>	<b>74</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 E