

14 Tyne Way, Aldwick Park, Bognor Regis, West Sussex, PO21 3RU

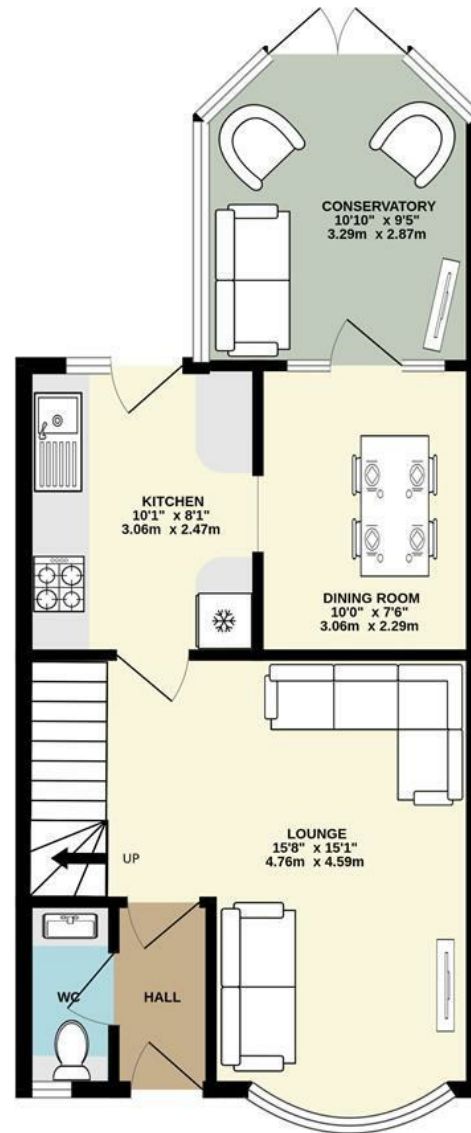
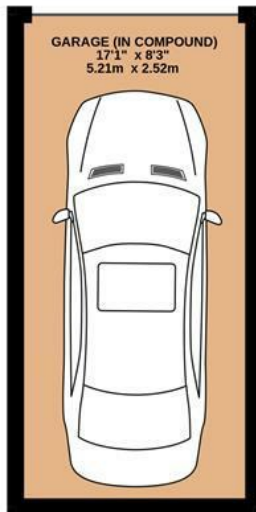
£325,000

Freehold

**FARNDELL**  
ESTATE AGENTS



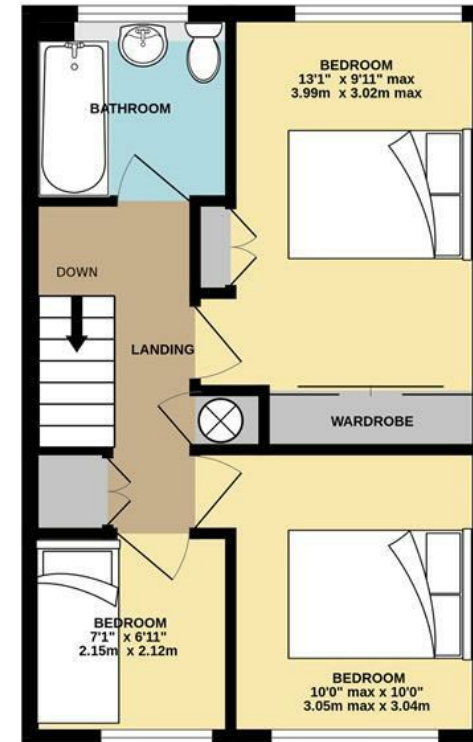
GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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- Beautifully Finished Terraced House
- Lovely Lounge with Bay Window
- Modern Kitchen leading to a Dining Room
- Conservatory
- 3 Bedrooms (2 Double, 1 Single)
- Modern Bathroom and Ground Floor Cloakroom
- uPVC Double Glazing and Gas Central Heating
- Landscaped Front and Rear Gardens
- Cul-de-Sac Street Parking and a Garage in the adjacent Compound
- Convenient Location within 800 Yards of Local Shops, Bus Routes and Schools

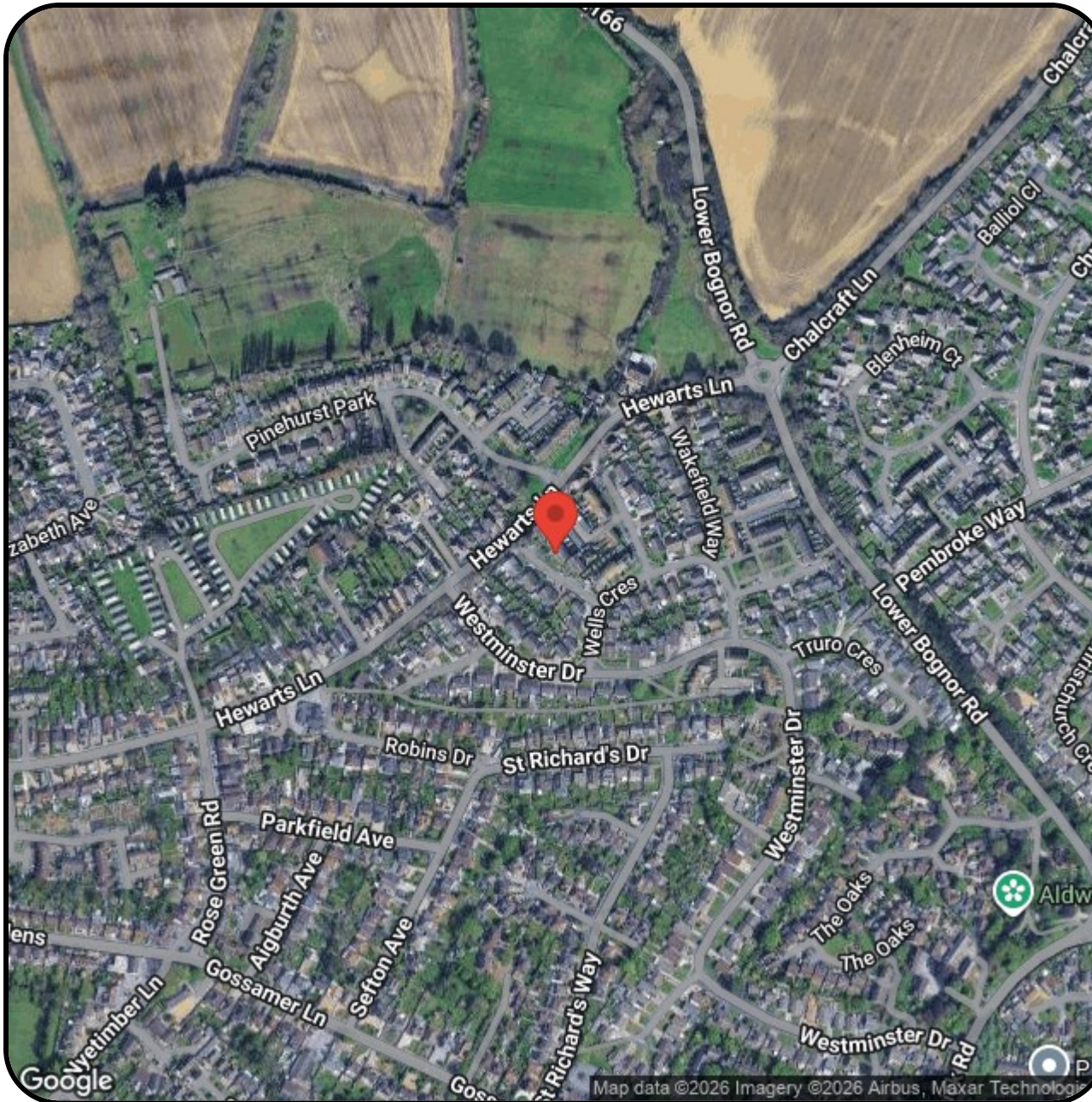
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

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>		
(69-80) <b>C</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