

8 Greystone Avenue, North Bersted, Bognor Regis, West Sussex, PO21 5EA

£550,000

Freehold

**FARNDELL**  
ESTATE AGENTS

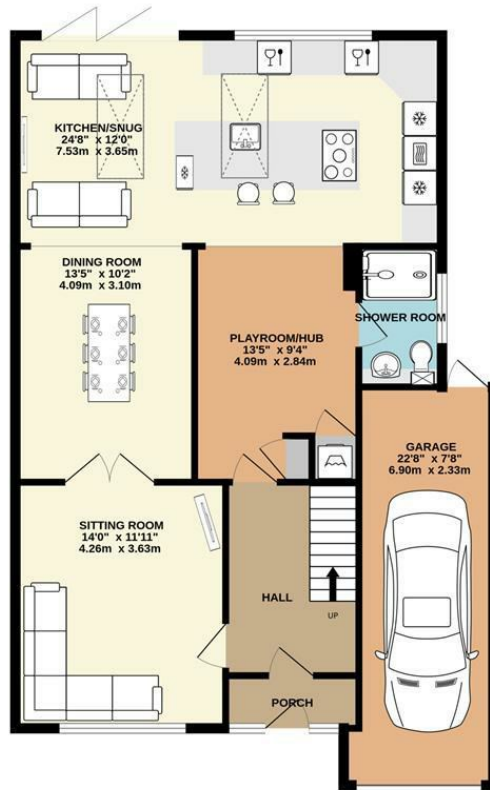
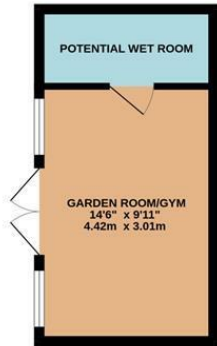


OUTBUILDINGS (NOT IN POSITION)  
187 sq.ft. (17.3 sq.m.) approx.

GROUND FLOOR  
1035 sq.ft. (96.1 sq.m.) approx.

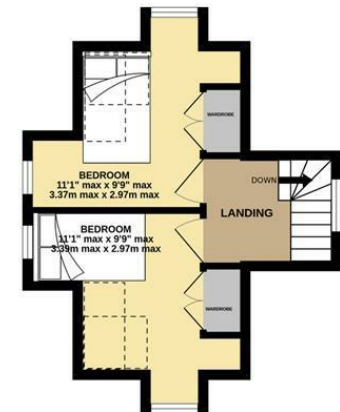
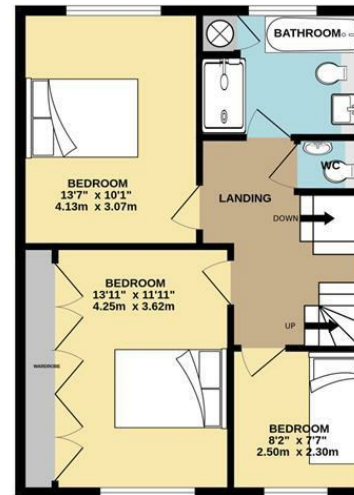
1ST FLOOR  
533 sq.ft. (49.6 sq.m.) approx.

2ND FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 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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- Extended Detached House
- Stunning Kitchen and Snug opening into Dining Room
- Separate Sitting Room
- 5 Bedrooms
- 4-Piece Bathroom and Ground Floor Shower Room
- Off-Road Parking and Garage with Electric Roller Door
- Well-Presented Rear Garden with Gym or Garden Office and Shed
- uPVC Double Glazing, Gas Central Heating and some Underfloor Heating
- Cul-de-Sac Location within 400 yards of Local Shops and Bus Routes
- Chichester - 6 miles, Bognor Regis - 2 miles

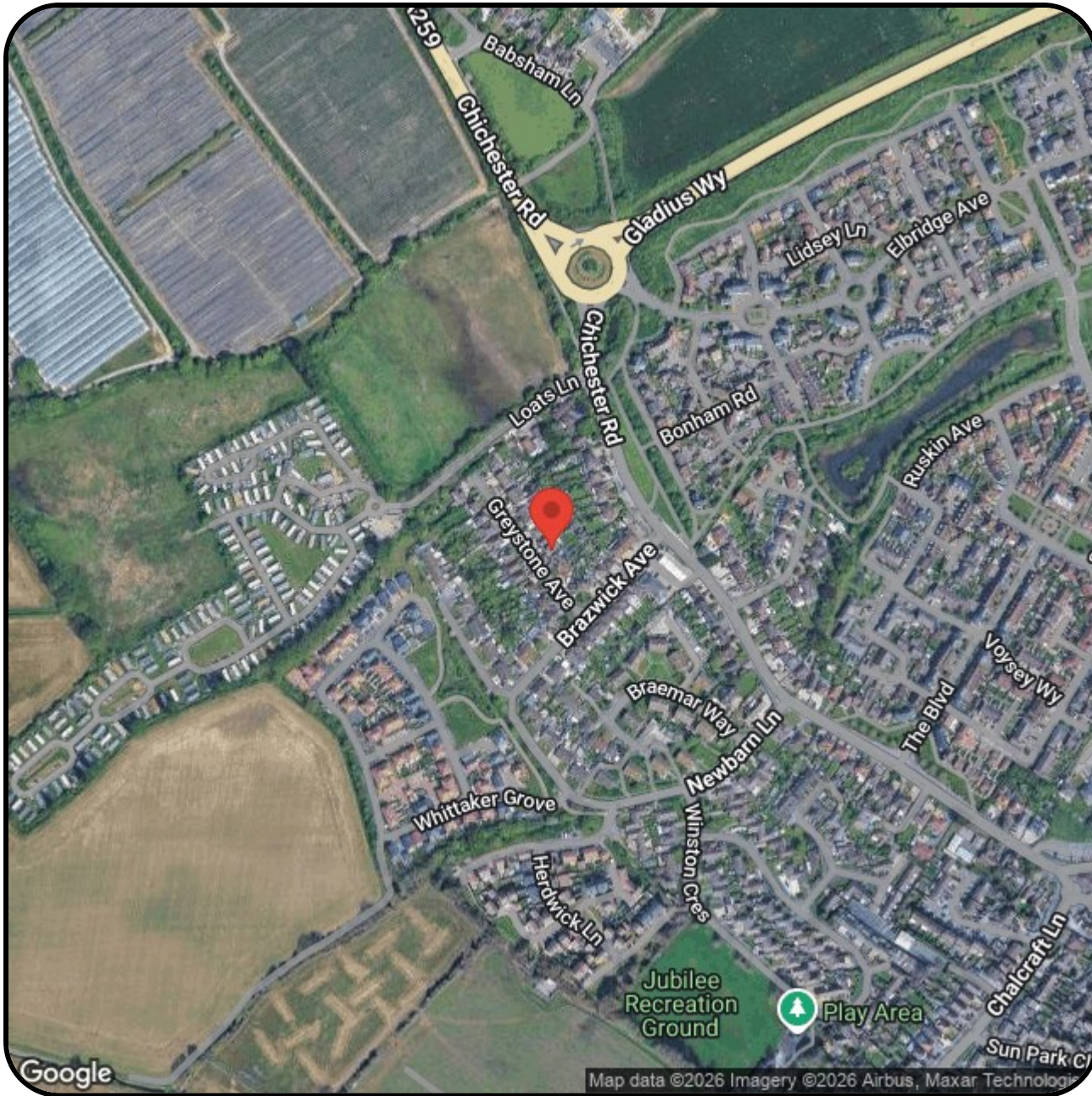


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**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@fardells.com

<http://www.fardells.com>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band E