

172 Hawthorn Road, Bognor Regis, West Sussex, PO21 2UY

£325,000

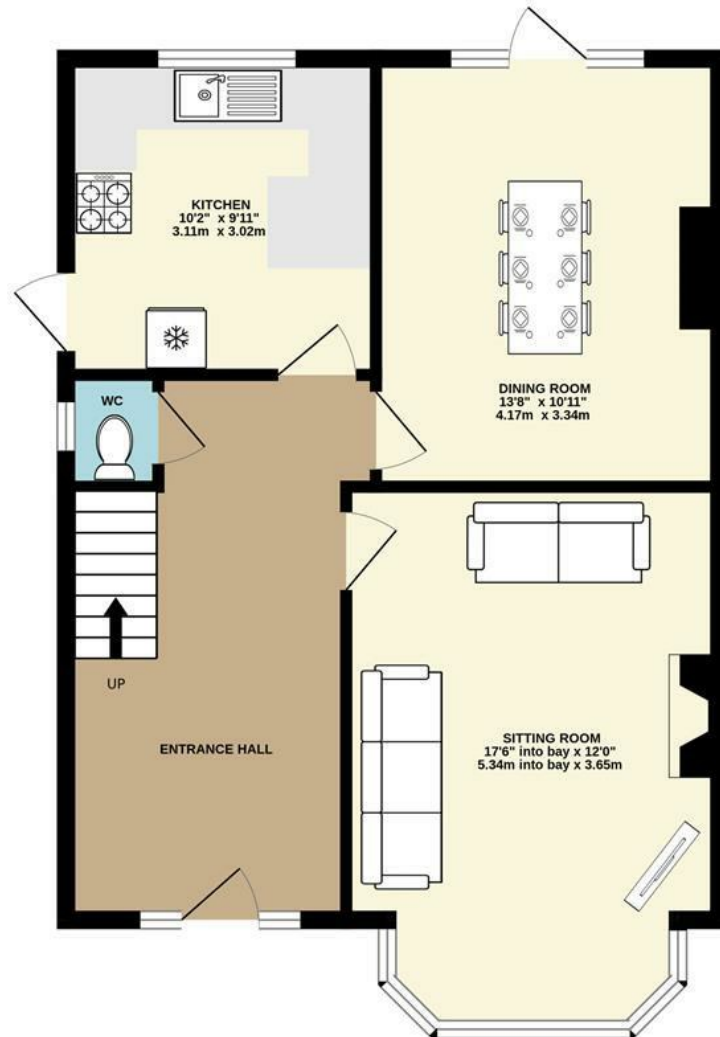
Freehold

**FARNDALL**  
ESTATE AGENTS

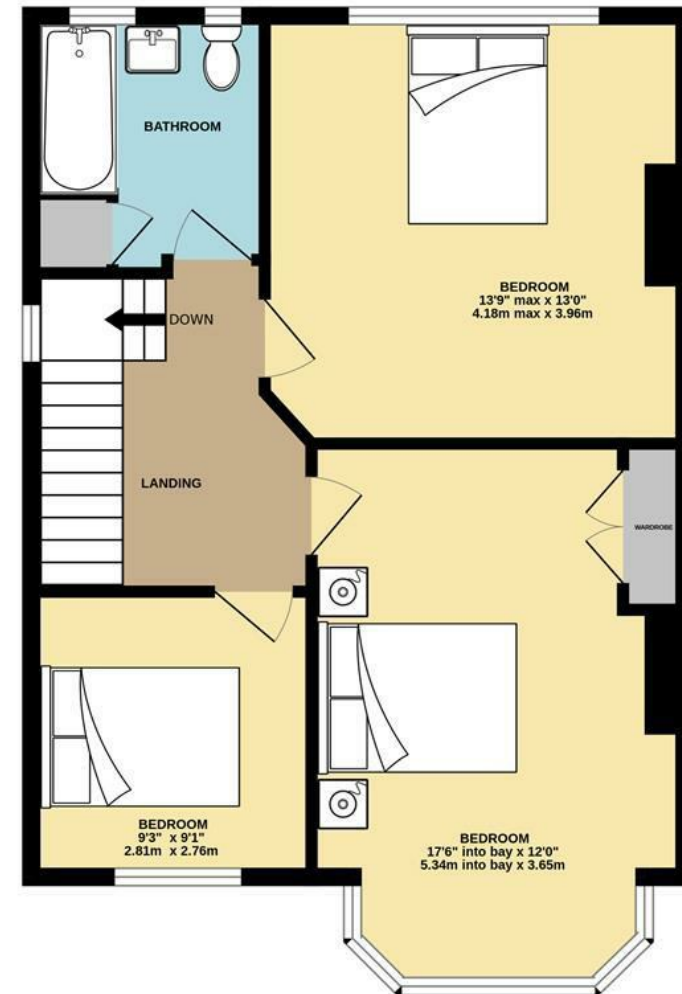




GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1222sq.ft. (113.5 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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- Large Semi-Detached House offered with NO FORWARD CHAIN
- Sitting Room with Bay Window
- Separate Dining Room
- Kitchen
- 3 Double Bedrooms
- Bathroom and Cloakroom
- Driveway and Off-Road Parking
- Large Rear Garden extending to c.150 feet
- Modernisation and Updating Required
- Convenient Location within 800 Yards of Local School, Shops and Bus Routes

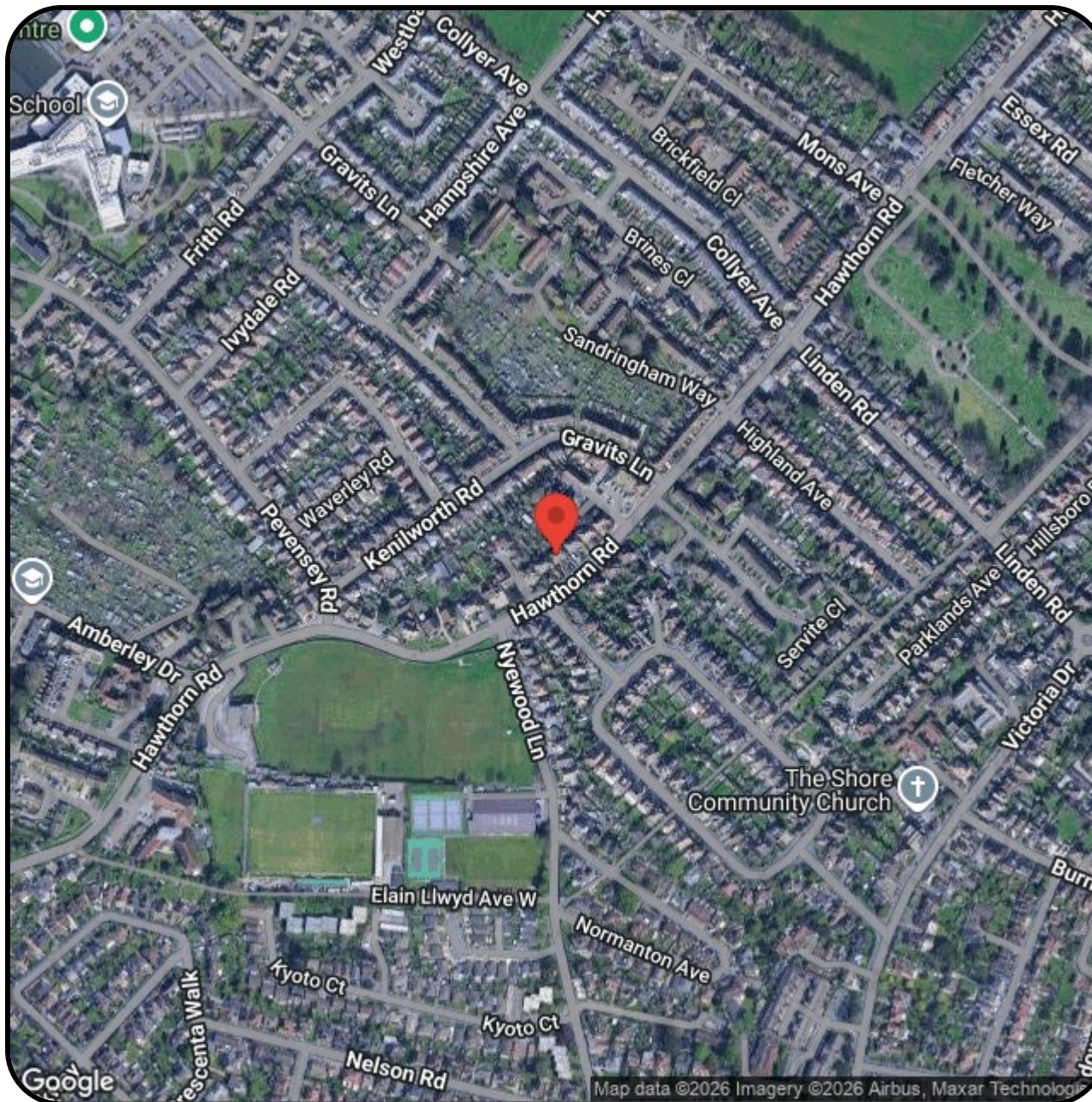
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND D

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>		<b>75</b>
(55-68) <b>D</b>	<b>56</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 D