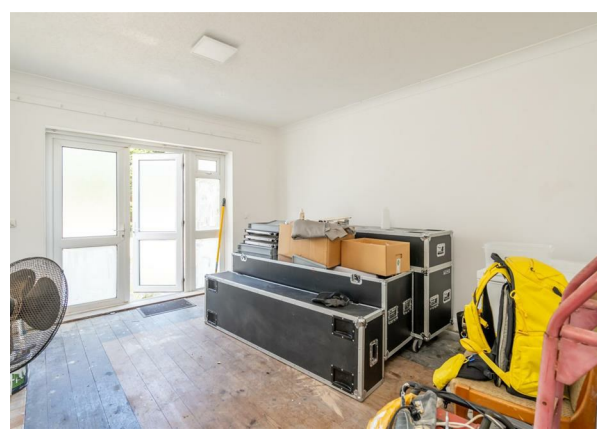
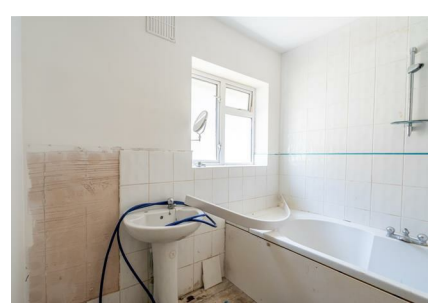
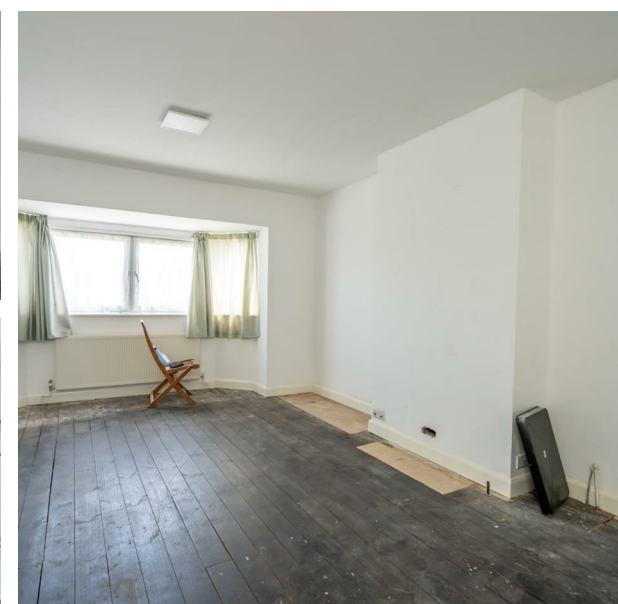


13 Princess Avenue, Aldwick, Bognor Regis, West Sussex, PO21 2QT

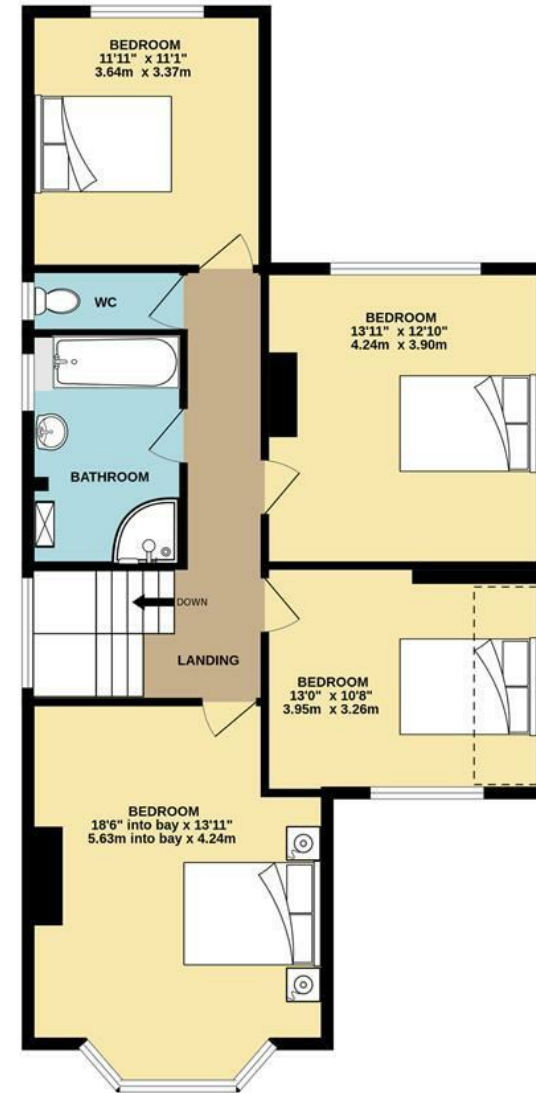
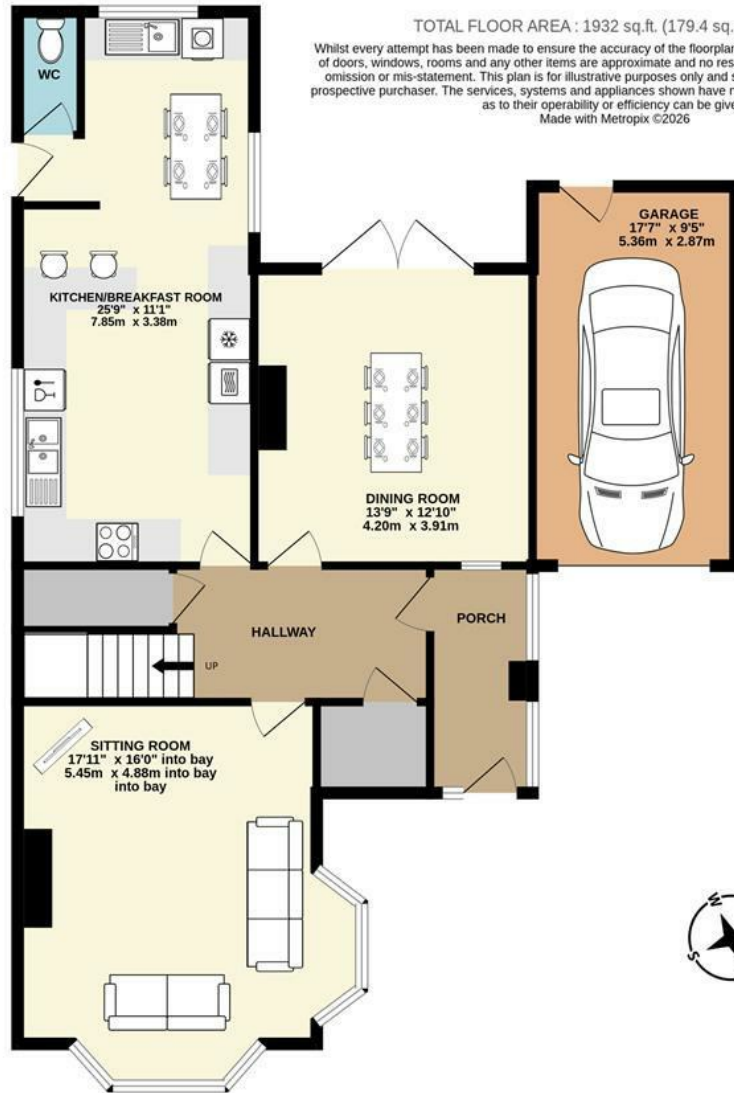
£550,000

Freehold



GROUND FLOOR  
1055 sq.ft. (98.1 sq.m.) approx.

1ST FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



- Large Link-Detached House offered with **NO FORWARD CHAIN**
- Spacious Sitting Room with Double Bay Windows
- Rear-Aspect Kitchen Breakfast Room with Utility Area
- Separate Dining Room
- 4 Double Bedrooms
- Family Bathroom, Separate WC and Cloakroom
- Driveway and Garage
- uPVC Double Glazing and Gas Central Heating
- Westerly-Facing Rear Garden
- Popular Location within 300 Yards of Bus Routes, Parks and the Seafront



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 F**


**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(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 F