

41 Bassett Road, Bognor Regis, West Sussex, PO21 2JH

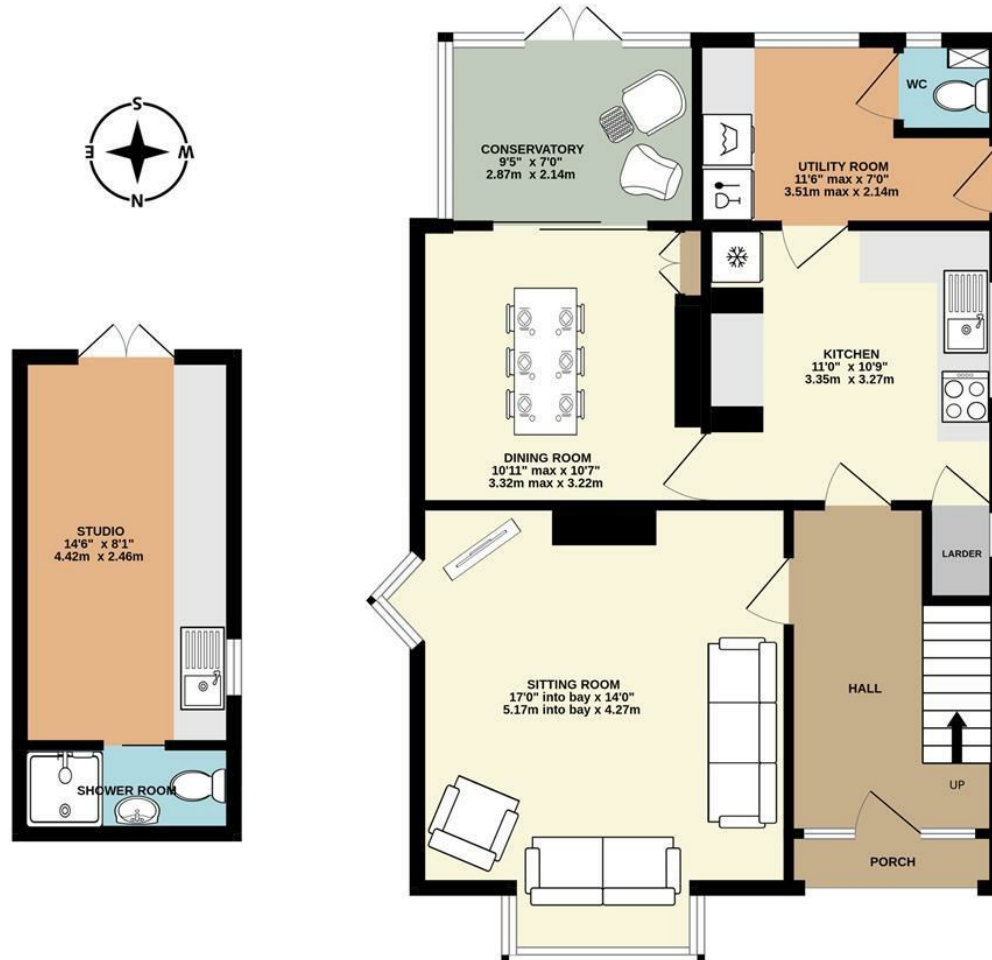
£400,000

Freehold

**FARNDILL**  
ESTATE AGENTS



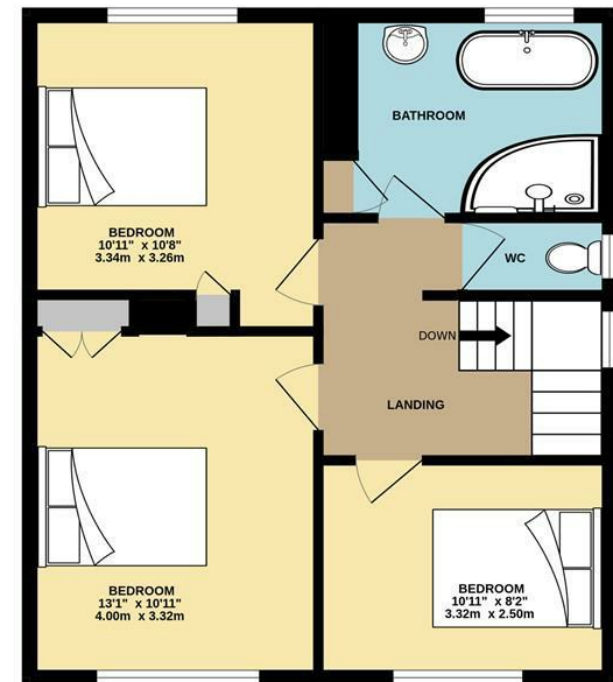
GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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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- Well-Presented Detached Family House
- Separate Sitting Room and Dining Room
- Modern Kitchen and Utility Room
- 3 Double Bedrooms
- Feature Bathroom, Separate WC and Cloakroom
- Conservatory
- Large South-Facing Rear Garden
- Studio (formerly Garage)
- uPVC Double Glazing and Gas Central Heating
- Offered with NO FORWARD CHAIN

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

Please Note that the planning for the garage conversion into the Studio states that 'The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 41 Bassett Road, Bognor Regis, PO21 2JH as a dwelling and shall not be used as a separate unit of accommodation.'





# 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>74</b>
(55-68) <b>D</b>	<b>55</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