

1 Esher Close, Nyetimber, Bognor Regis, West Sussex, PO21 3NJ

£475,000

Freehold

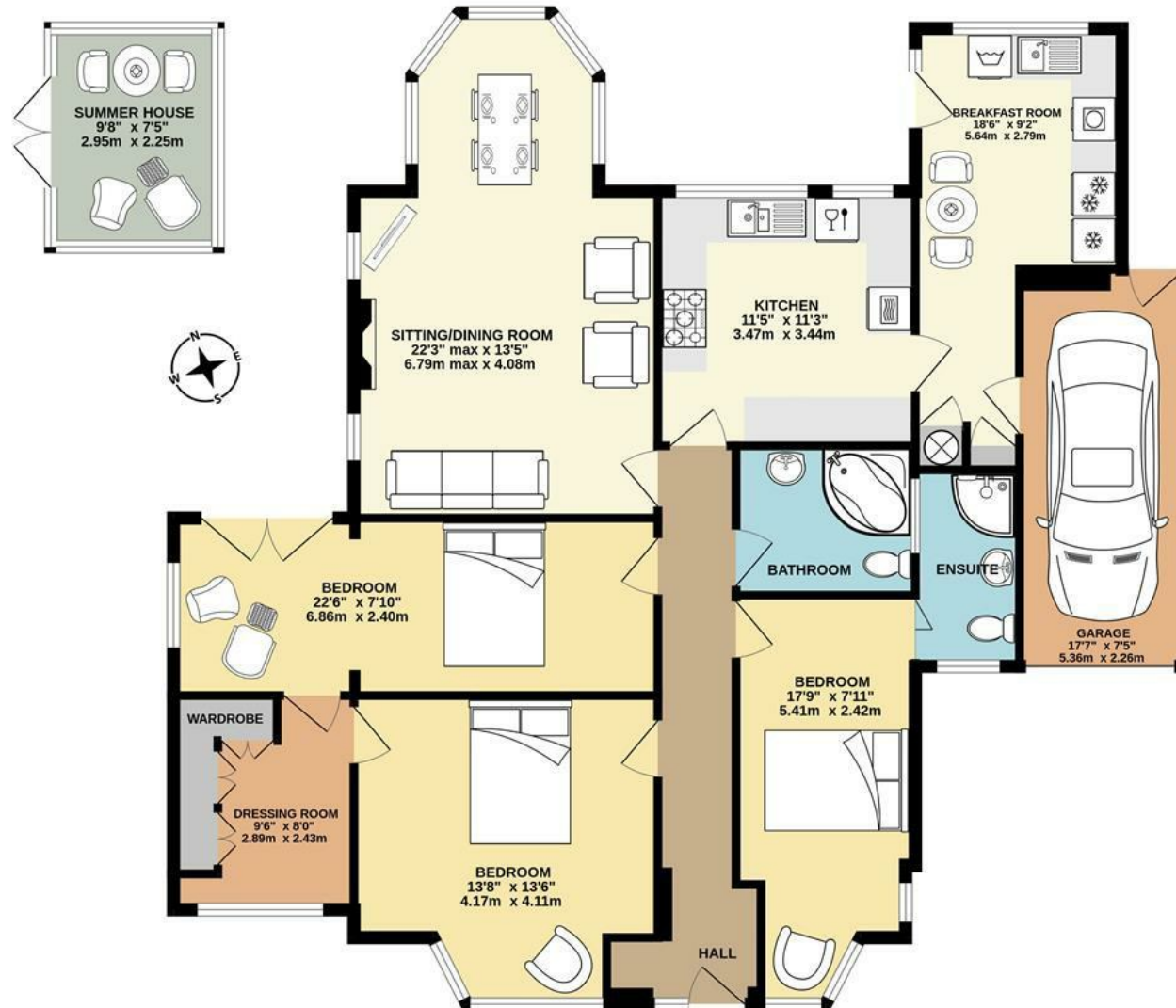
**FARNDELL**  
ESTATE AGENTS



# GROUND FLOOR 1439 sq.ft. (133.7 sq.m.) approx.

TOTAL FLOOR AREA : 1439 sq.ft. (133.7 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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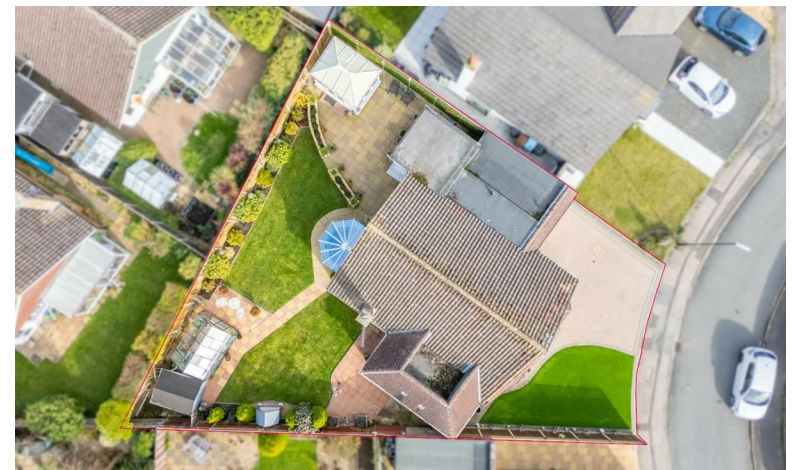
- Spacious Detached Bungalow offered with NO FORWARD CHAIN
- Rear-Aspect Sitting Room/Dining Room
- Modern Kitchen and separate Breakfast/Utility Room
- 3 Double Bedrooms
- Dressing Room to Bedrooms 1 and 2
- Family Bathroom and Ensuite to Bedroom 3
- Block-Paved Driveway and Garage with Electric Door
- Well-Presented Front and Rear Gardens with Summer House
- uPVC Double Glazing and Gas Central Heating
- Convenient Cul-de-Sac location within 800 yards of Local Shops, Bus Routes and Schools

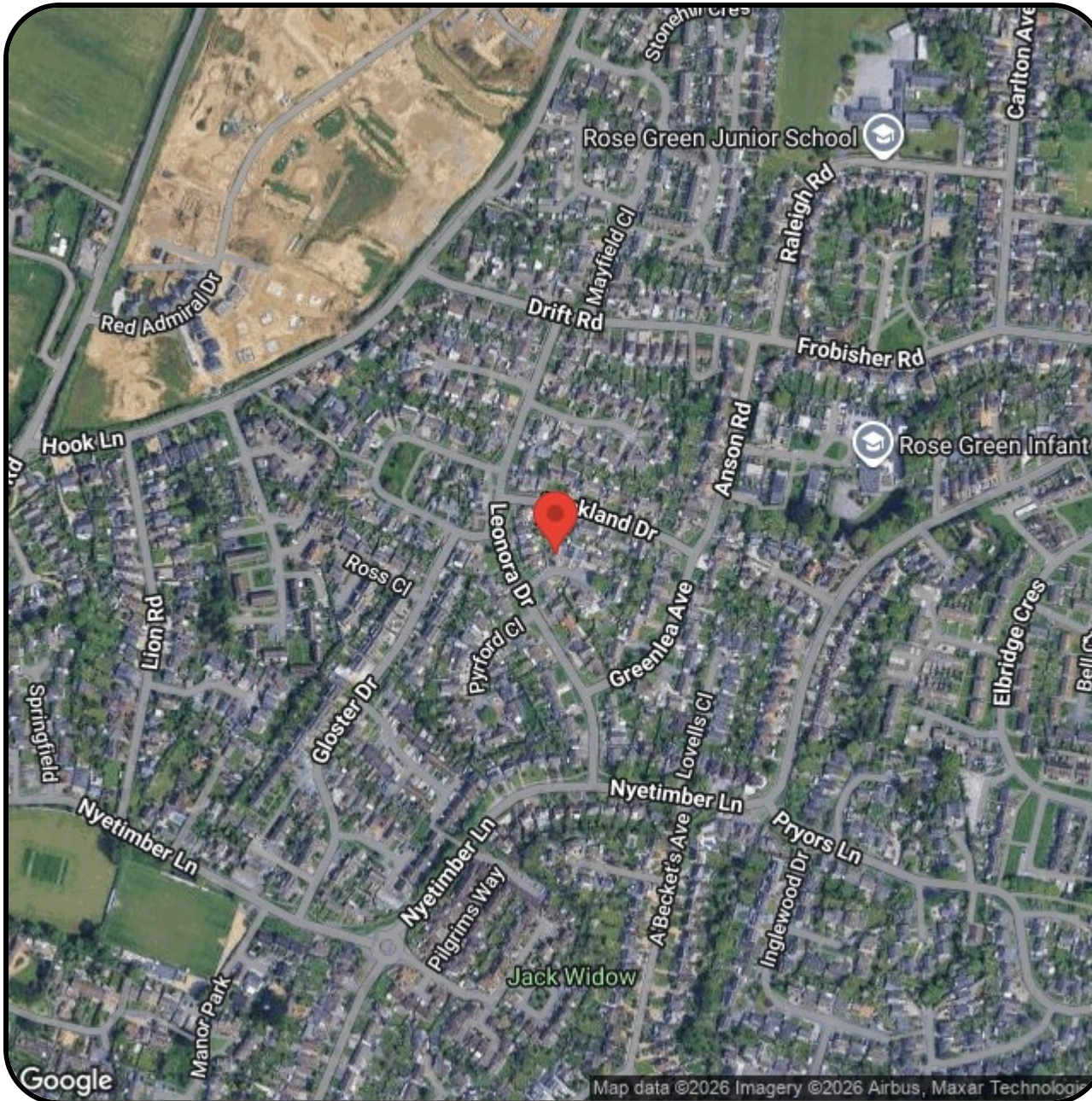


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND 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>                            |                            |           |
| (55-68) <b>D</b>                            | <b>61</b>                  | <b>71</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<br>2002/91/EC |           |

Council Tax Band D