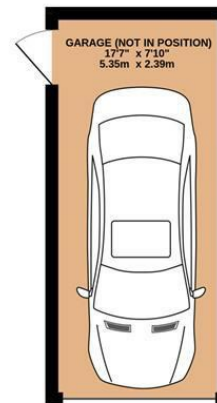
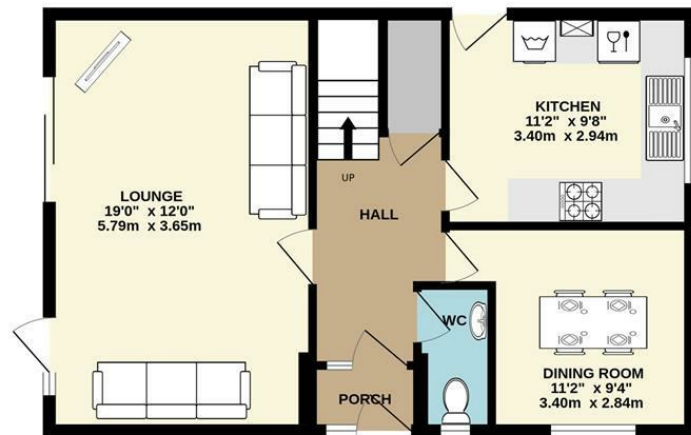


46 Sunningdale Gardens, North Bersted, Bognor Regis, West Sussex, PO22 9LF
£350,000
Freehold

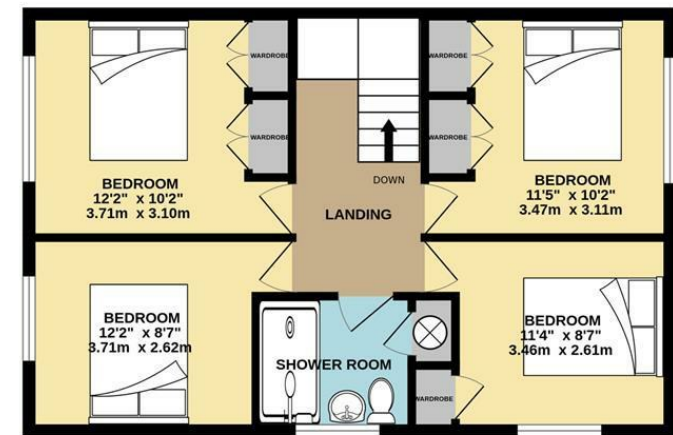
FARNDLL
ESTATE AGENTS



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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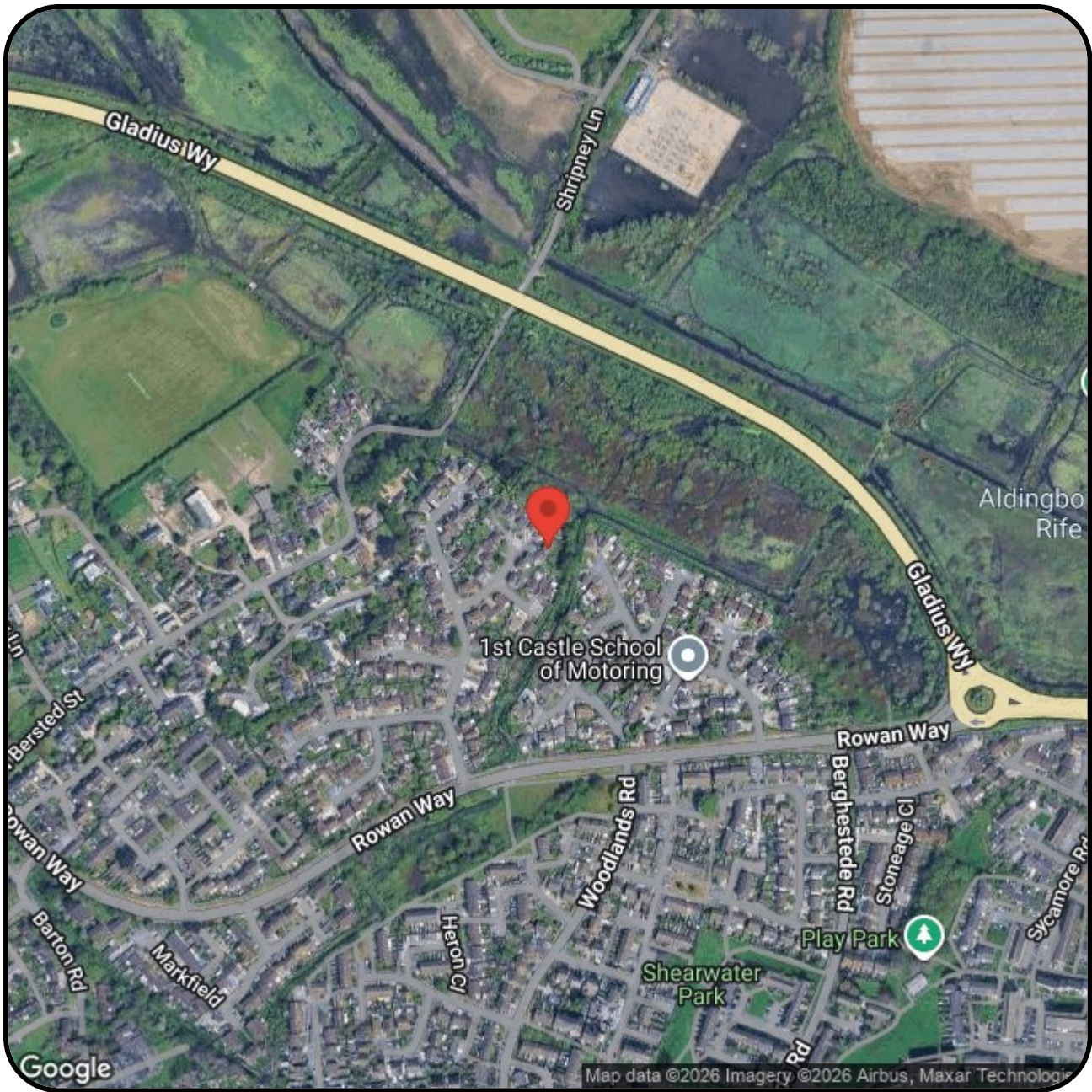
- Detached House requiring Updating
- Large Lounge
- Kitchen and separate Dining Room
- 4 Double Bedrooms
- Family Shower Room
- Double Glazing and Gas Central Heating
- Driveway and Garage
- Generous Rear Garden
- Cul-de-Sac Location
- Offered with NO FORWARD CHAIN

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





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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Council Tax Band E