

10 Inglewood Drive, Aldwick, Bognor Regis, West Sussex, PO21 4JX

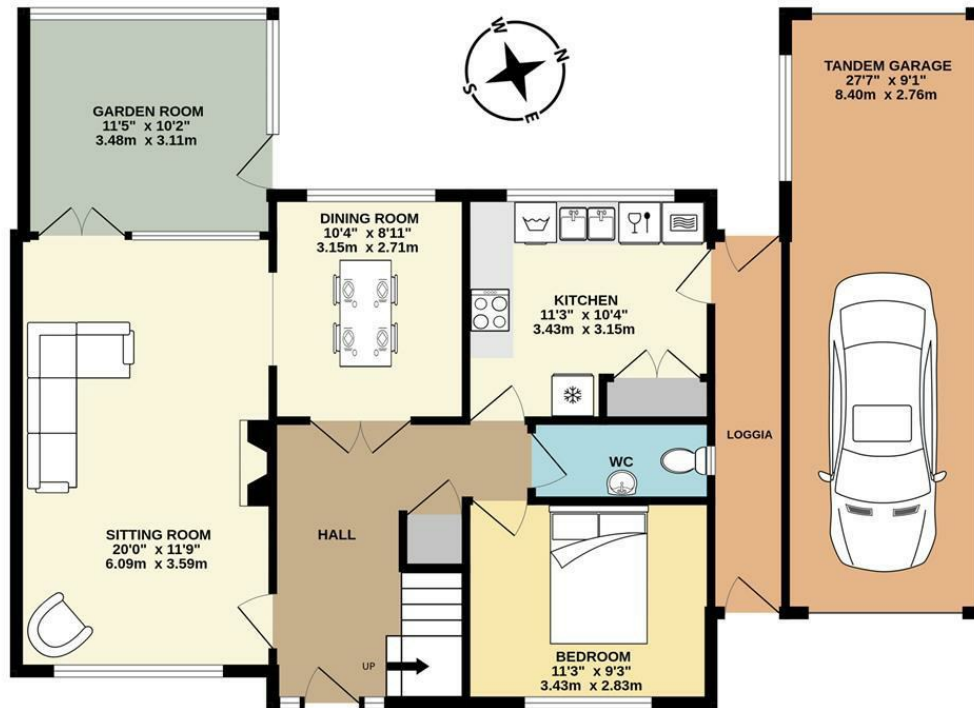
£575,000

Freehold

**FARNDELL**  
ESTATE AGENTS



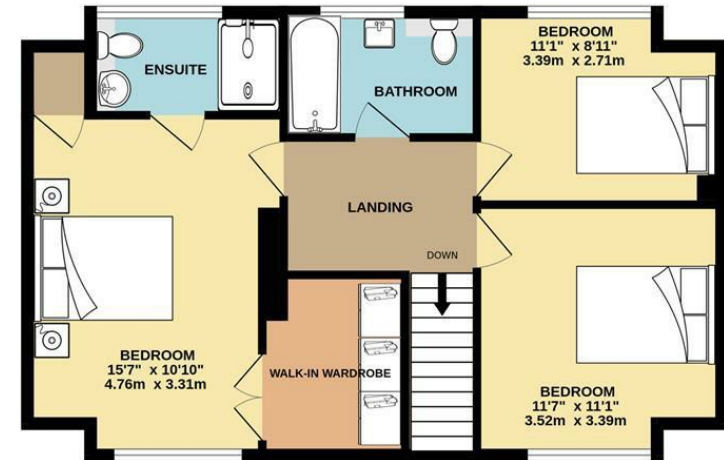
GROUND FLOOR  
1124 sq.ft. (104.4 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.

TOTAL FLOOR AREA : 1748 sq.ft. (162.4 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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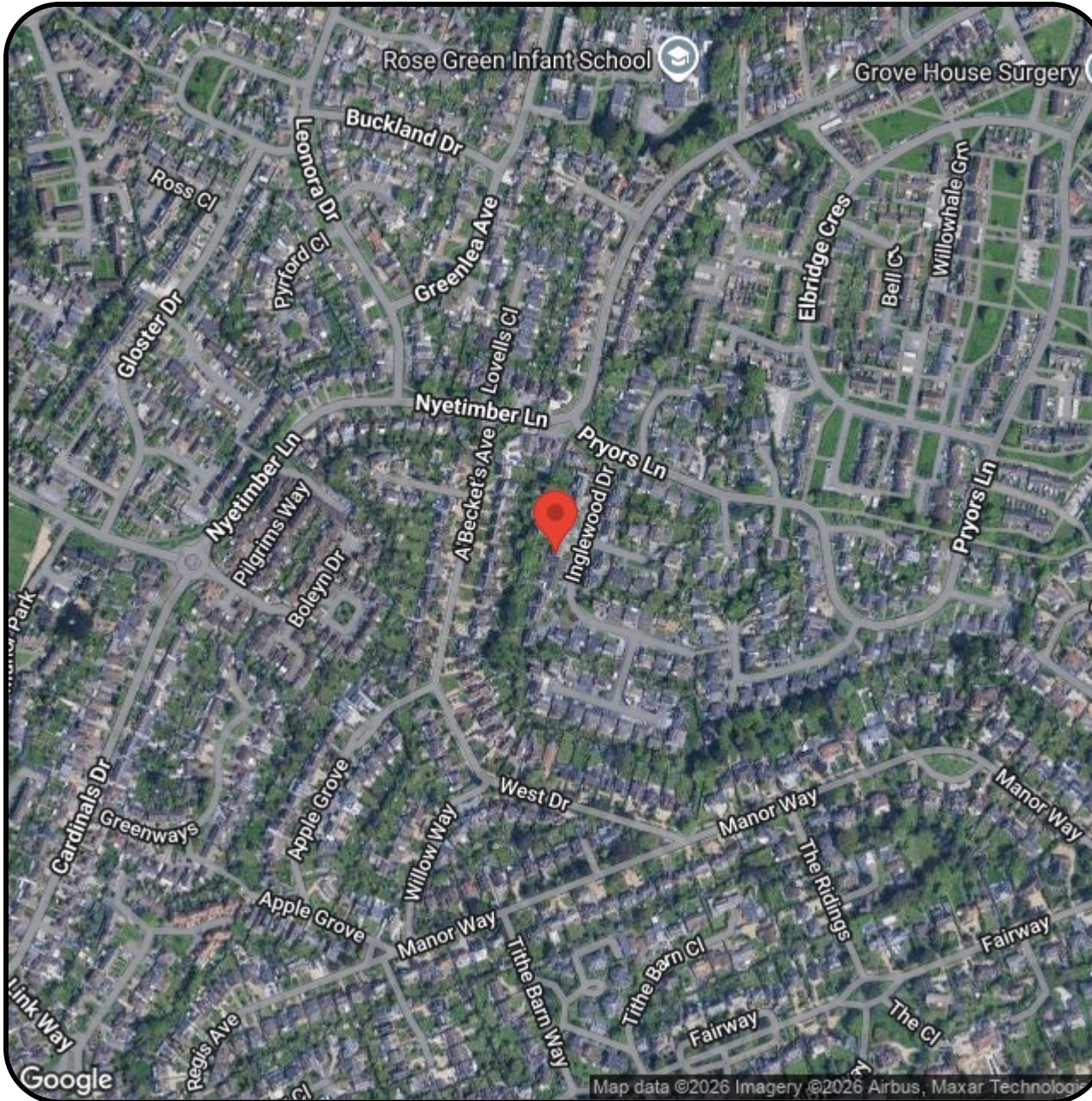
- Beautifully Presented and Modernised Detached House
- Dual Aspect Sitting Room with Access to the Garden Room
- Dining Room opening into Sitting Room
- Refitted Kitchen with Oak Work Surfaces
- Four Double Bedrooms (One On Ground Floor)
- Refitted Family Bathroom
- Superb En-Suite Shower Room and Walk-In Wardrobe to Principle Bedroom
- Replacement Double Glazing and Gas Fired Central Heating
- Westerly Facing Rear Garden
- Double Width Block Paved Driveway Leading to a Tandem Double Garage

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

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 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>                            |                                                                                                               | <b>82</b> |
| (69-80) <b>C</b>                            | <b>76</b>                                                                                                     |           |
| (55-68) <b>D</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