

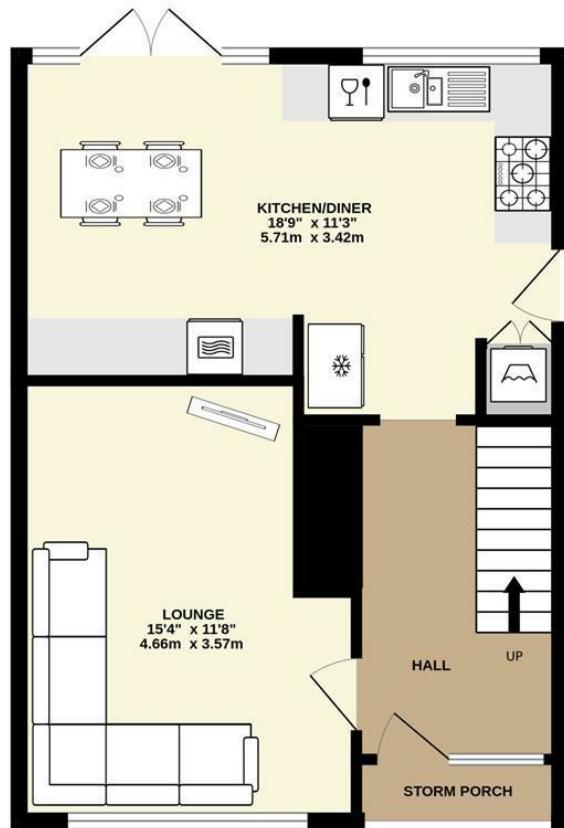
28 Blondell Drive, Rose Green, Bognor Regis, West Sussex, PO21 4BN

£375,000

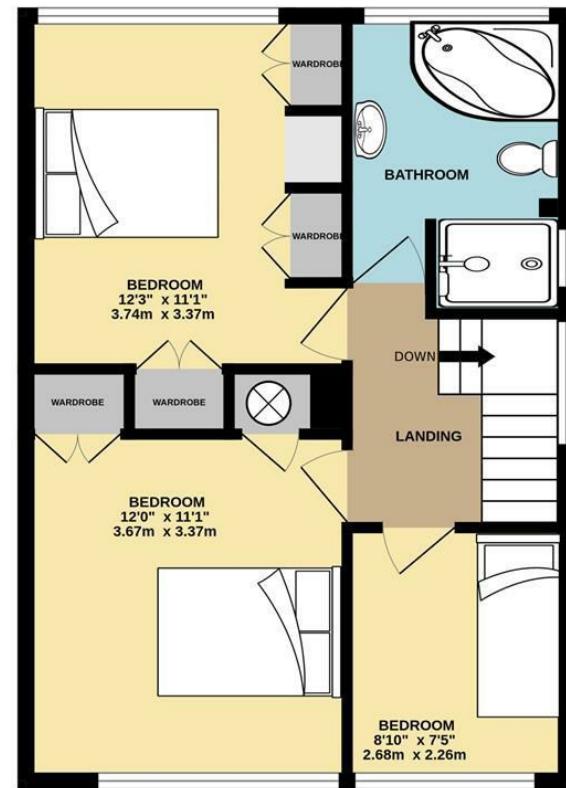
Freehold



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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- Superbly Presented Semi-Detached House
- Separate Lounge with Media Wall
- Modern Kitchen/Diner with doors to the Rear Garden
- 3 Bedrooms
- Modern Bathroom with Corner Bath and Walk-In Shower
- Driveway leading to Garage
- Mature Front and Rear Gardens
- uPVC Double Glazing, with Plantation Shutters and Gas Central Heating
- Convenient Location within 400 yards of Local Shops, Bus Routes and Parks
- Rose Green Infant and Junior School Catchment Area

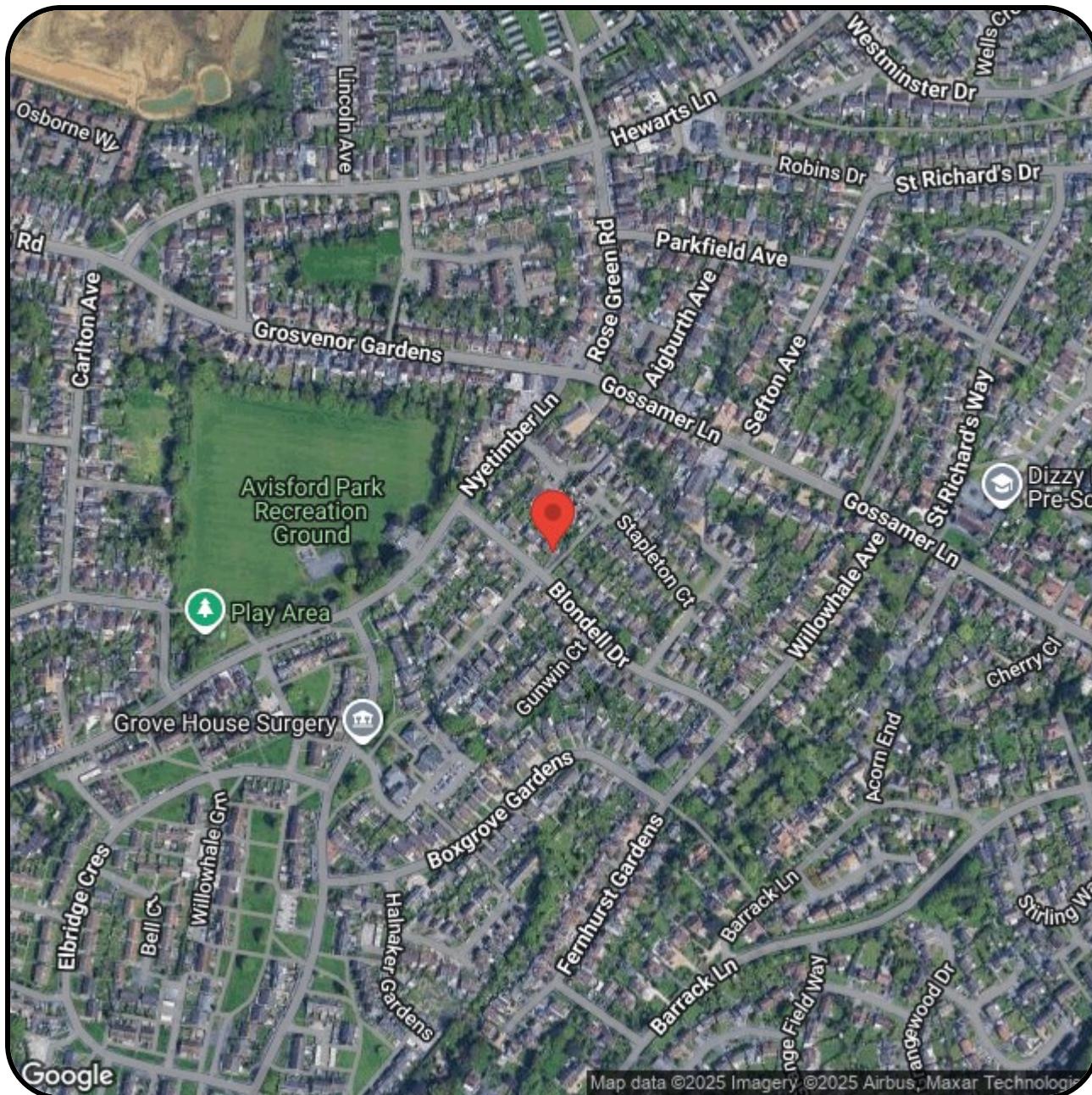
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND C

LOCAL AUTHORITY

Arun District Council, Arun Civic Centre,
Maltravers Road, Littlehampton,
West Sussex, BN17 5LF
Tel: 01903 737500





79 Aldwick Road

Bognor Regis

West Sussex

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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 C