

40 New Barn Lane, North Bersted, Bognor Regis, West Sussex, PO21 5DN

£325,000

Freehold

**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
907 sq.ft. (84.3 sq.m.) approx.

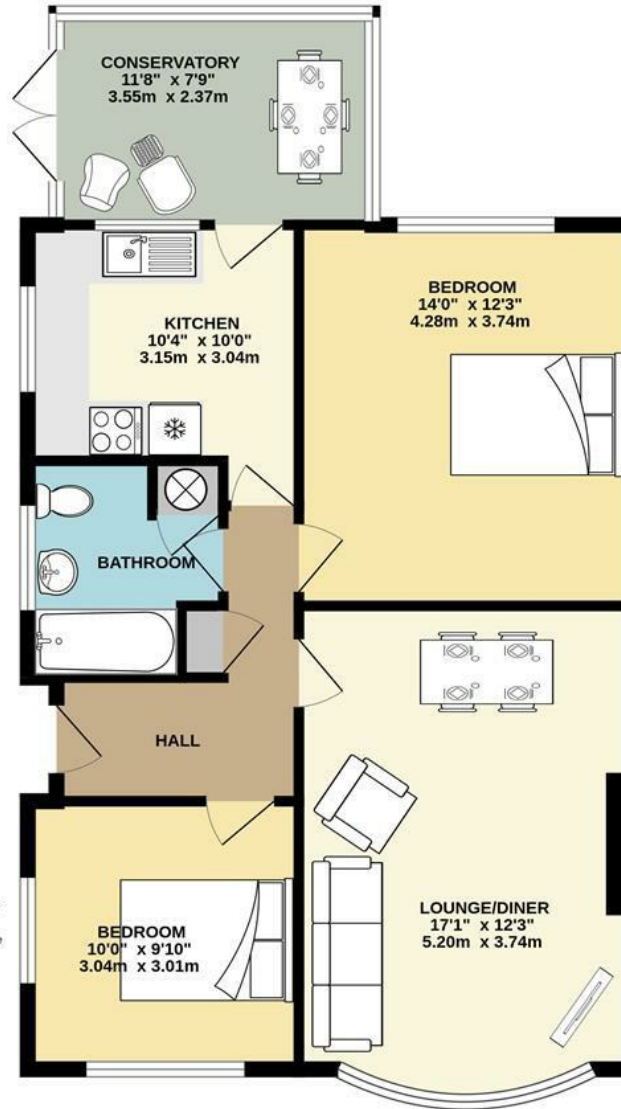


GARAGE (NOT ACTUAL POSITION)  
15'9" x 8'0"  
4.80m x 2.44m



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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CONSERVATORY  
11'8" x 7'9"  
3.55m x 2.37m

KITCHEN  
10'4" x 10'0"  
3.15m x 3.04m

BATHROOM

HALL

BEDROOM  
14'0" x 12'3"  
4.28m x 3.74m

BEDROOM  
10'0" x 9'10"  
3.04m x 3.01m

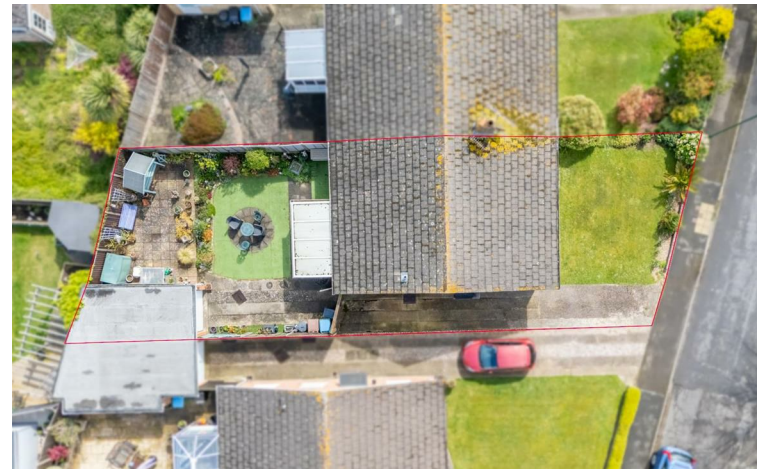
LOUNGE/DINER  
17'1" x 12'3"  
5.20m x 3.74m

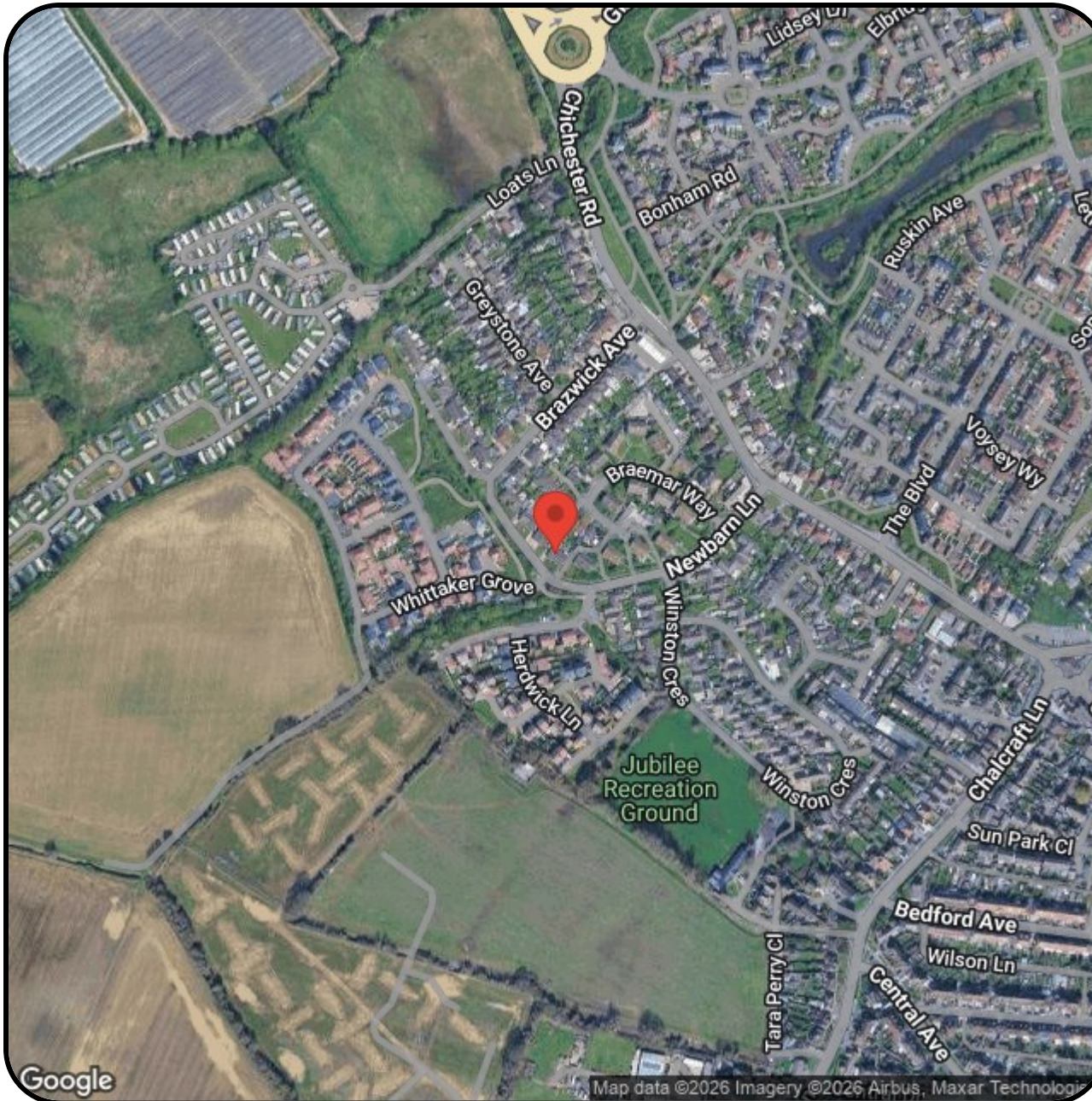
- Semi-Detached Bungalow offered with NO FORWARD CHAIN
- Lounge/Diner
- 2 Double Bedrooms
- Modern Kitchen
- Bathroom
- Conservatory
- Front and Rear Gardens
- uPVC Double Glazing and Gas Central Heating
- Driveway leading to a Garage
- Convenient Location within 400 Yards of Local Shops and Bus Routes

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**






# 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band C