

65 Victoria Drive, Bognor Regis, West Sussex, PO21 2TD

£750,000

Freehold

FARNDSELL
ESTATE AGENTS



OUTBUILDINGS
527 sq.ft. (49.0 sq.m.) approx.

GROUND FLOOR
1233 sq.ft. (114.6 sq.m.) approx.

1ST FLOOR
973 sq.ft. (90.4 sq.m.) approx.

TOTAL FLOOR AREA : 2207sq.ft. (205.0 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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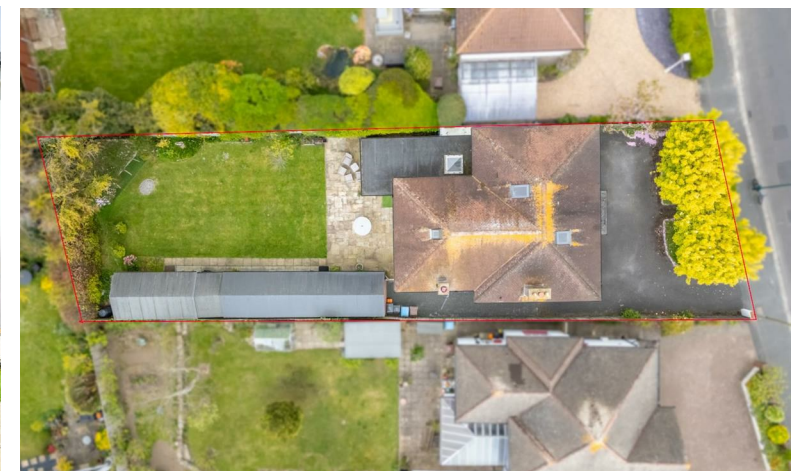


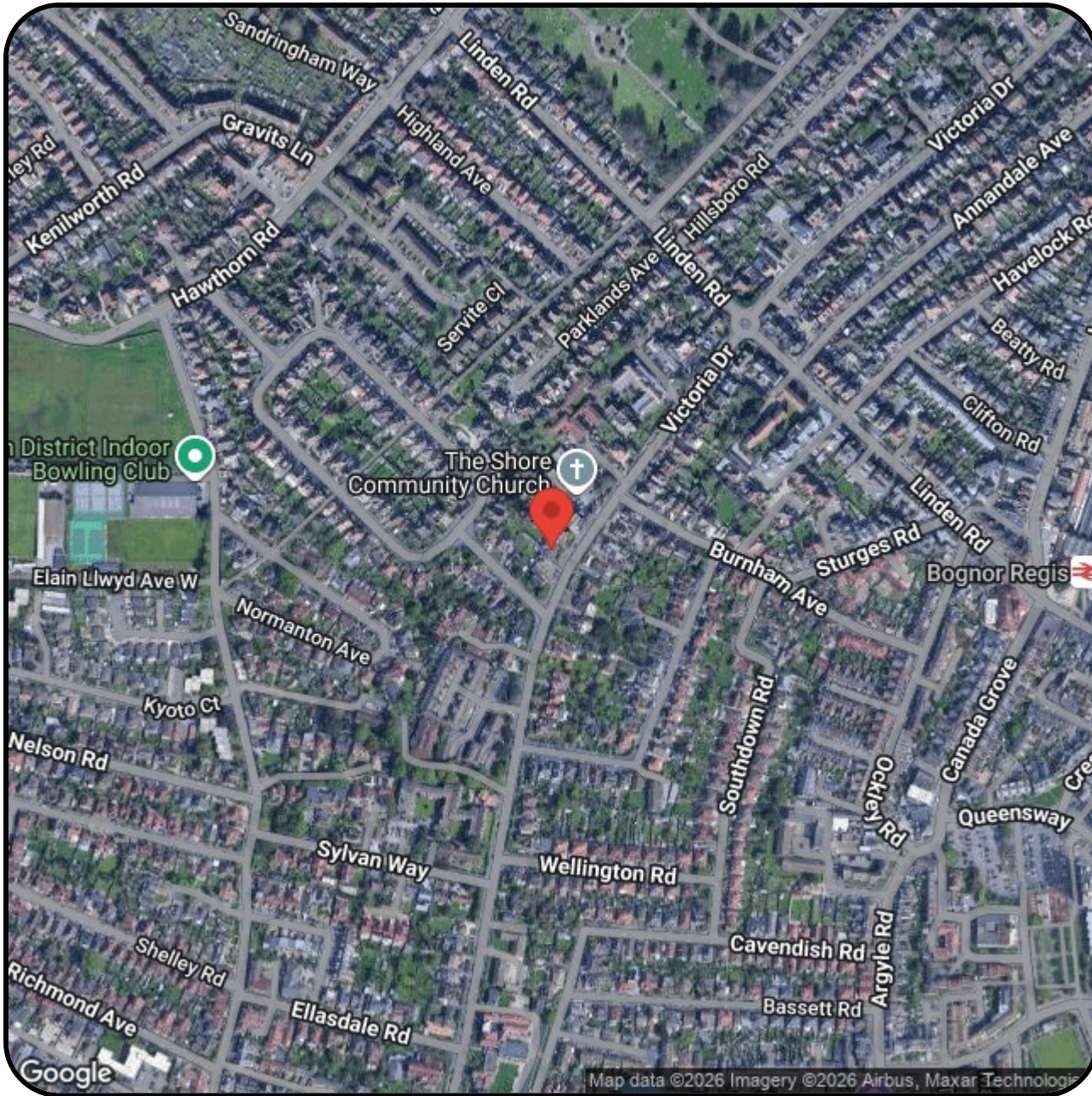
- Substantial Detached House offered for sale in Excellent Condition
- Welcoming Sitting Room/Dining Room and Large Living Room
- Modern Kitchen/Breakfast Room with Laundry and Boot Room
- 5 Double Bedrooms
- Family Bathroom, 4 Ensuites and a Cloakroom
- Large Lawned Rear Garden with a range of Outbuildings
- uPVC Double Glazing and Gas Central Heating
- Driveway for up to 3 Vehicles
- Can be purchased with NO FORWARD CHAIN
- Within 800 Yards of Bognor Regis Town Centre, Railway Station and the Seafront

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 G

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





FARDELL

ESTATE AGENTS

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Bognor Regis

West Sussex

PO21 2NW

01243 869991

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<http://www.fardells.com>

Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
2002/91/EC



Council Tax Band G