

11 Gossamer Lane, Aldwick, Bognor Regis, West Sussex, PO21 3AT

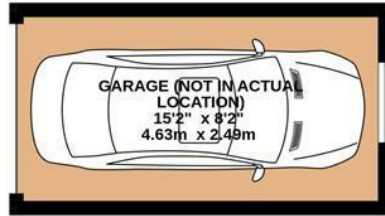
£500,000

Freehold

**FARNDELL**  
ESTATE AGENTS



GROUND FLOOR  
964 sq.ft. (89.5 sq.m.) approx.

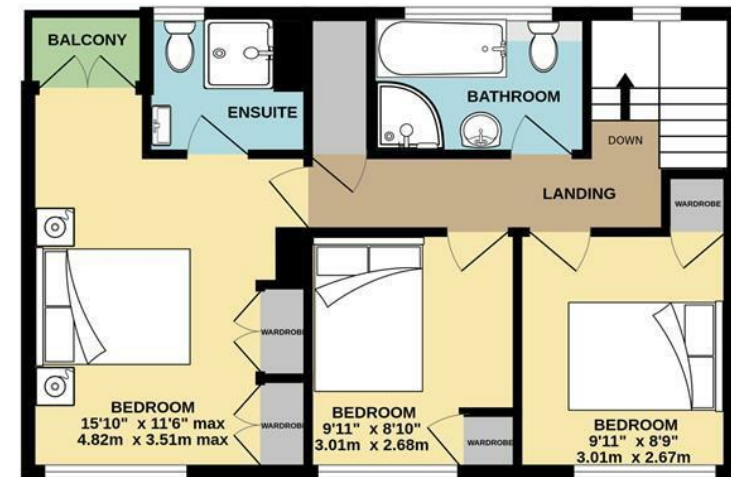
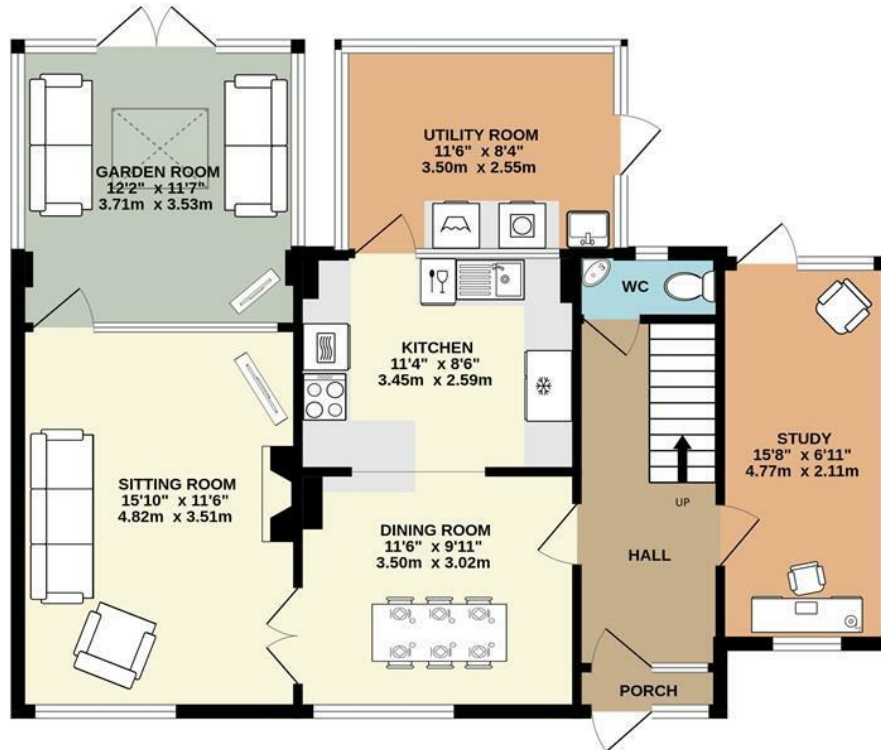


TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

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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1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



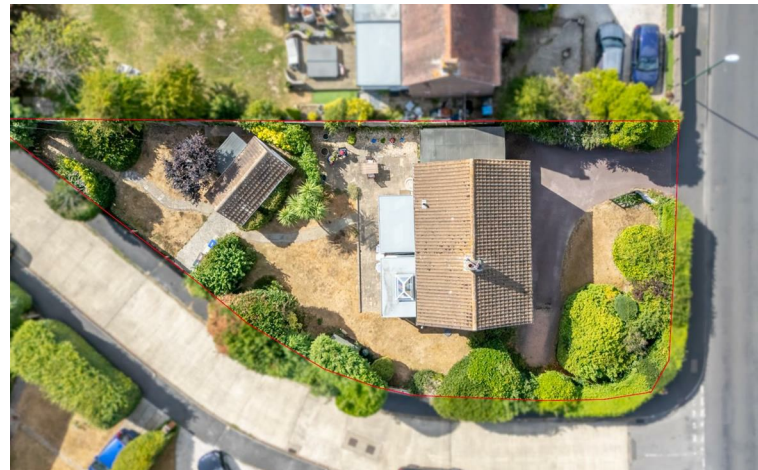
- **Lovely Detached Family House**
- **Large Sitting Room with Log Burner**
- **Modern Kitchen opening into Dining Room**
- **3 Double Bedrooms**
- **Garden Room, Study and Utility Room**
- **Family Bathroom, Ensuite Shower Room and Ground Floor Cloakroom**
- **uPVC Double Glazing and Gas Central Heating**
- **Mature Front and Rear Gardens**
- **Garage and Front and Rear Driveways**
- **Convenient Location within 600 Yards of Local Shops and Services at Aldwick and Rose Green Villages**

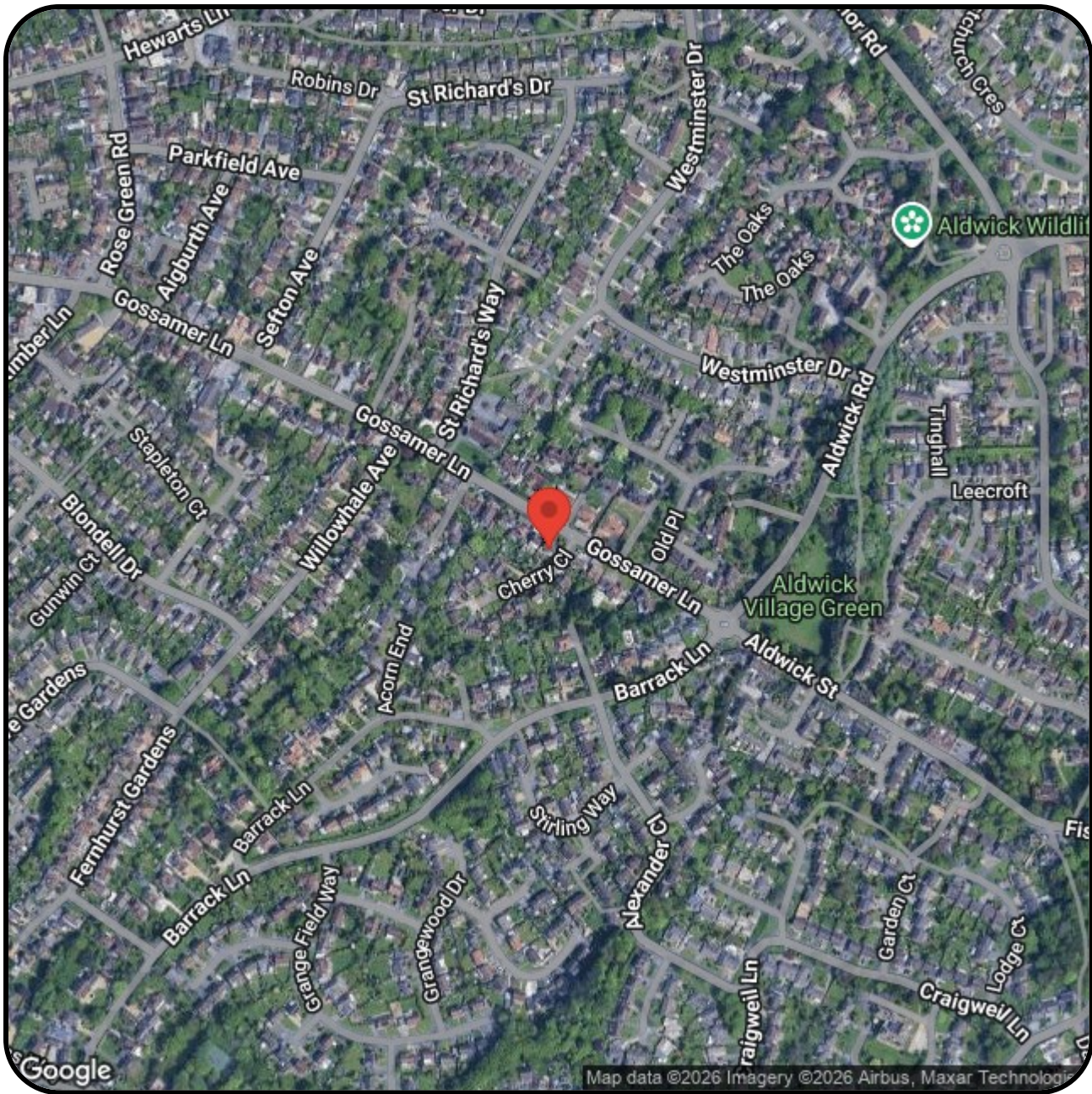
The following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND E**

**LOCAL AUTHORITY**

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





# FARNDALL

## 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                                   | 69      | 75        |
| (55-68) D                                   |         |           |
| (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