

60 The Causeway, Pagham, Bognor Regis, West Sussex, PO21 4PG

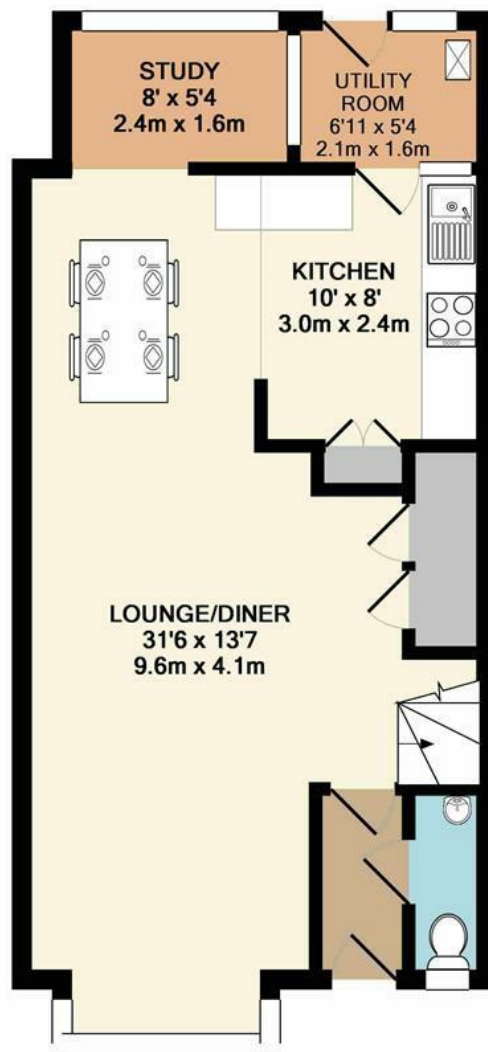
£290,000

Freehold

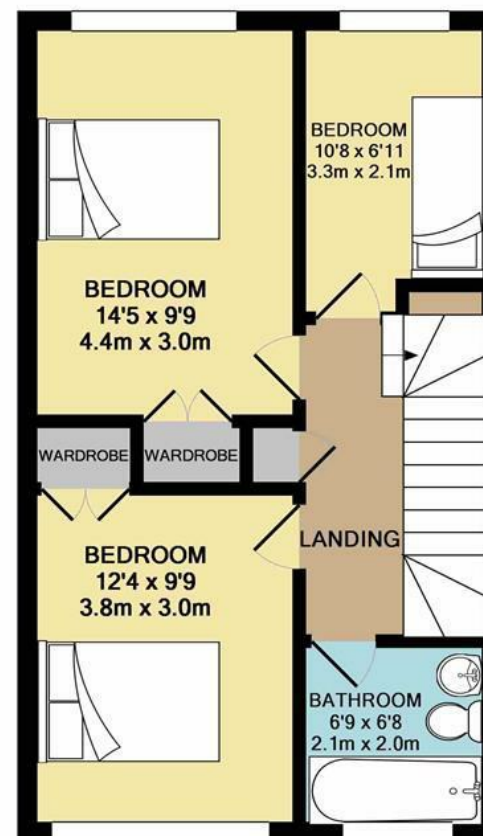
**FARNDELL**  
ESTATE AGENTS







GROUND FLOOR  
APPROX. FLOOR  
AREA 585 SQ.FT.  
(54.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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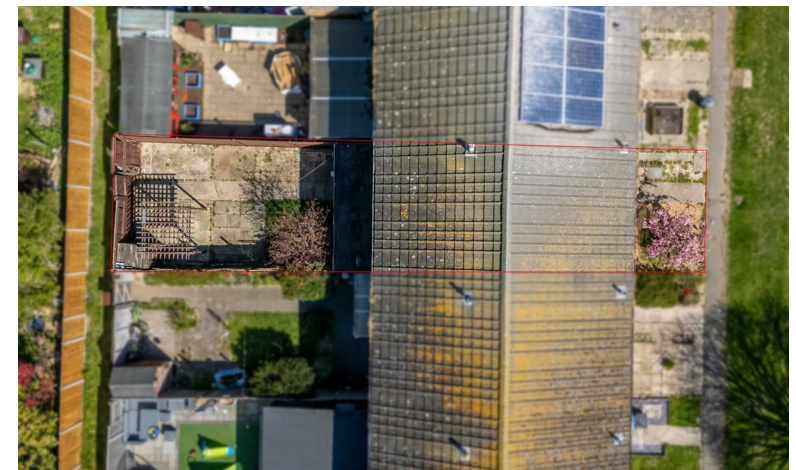


- Terraced House
- Extended Lounge/Diner
- Modern Kitchen with Rear utility Area
- 3 Bedrooms
- Family Bathroom
- uPVC Double Glazed and Gas Central Heating
- Low-Maintenance Front and Rear Gardens
- Garage in Local Compound
- OFFERED WITH NO FORWARD CHAIN
- Local Shops, Bus Routes and the Beach All within Half Mile Radius

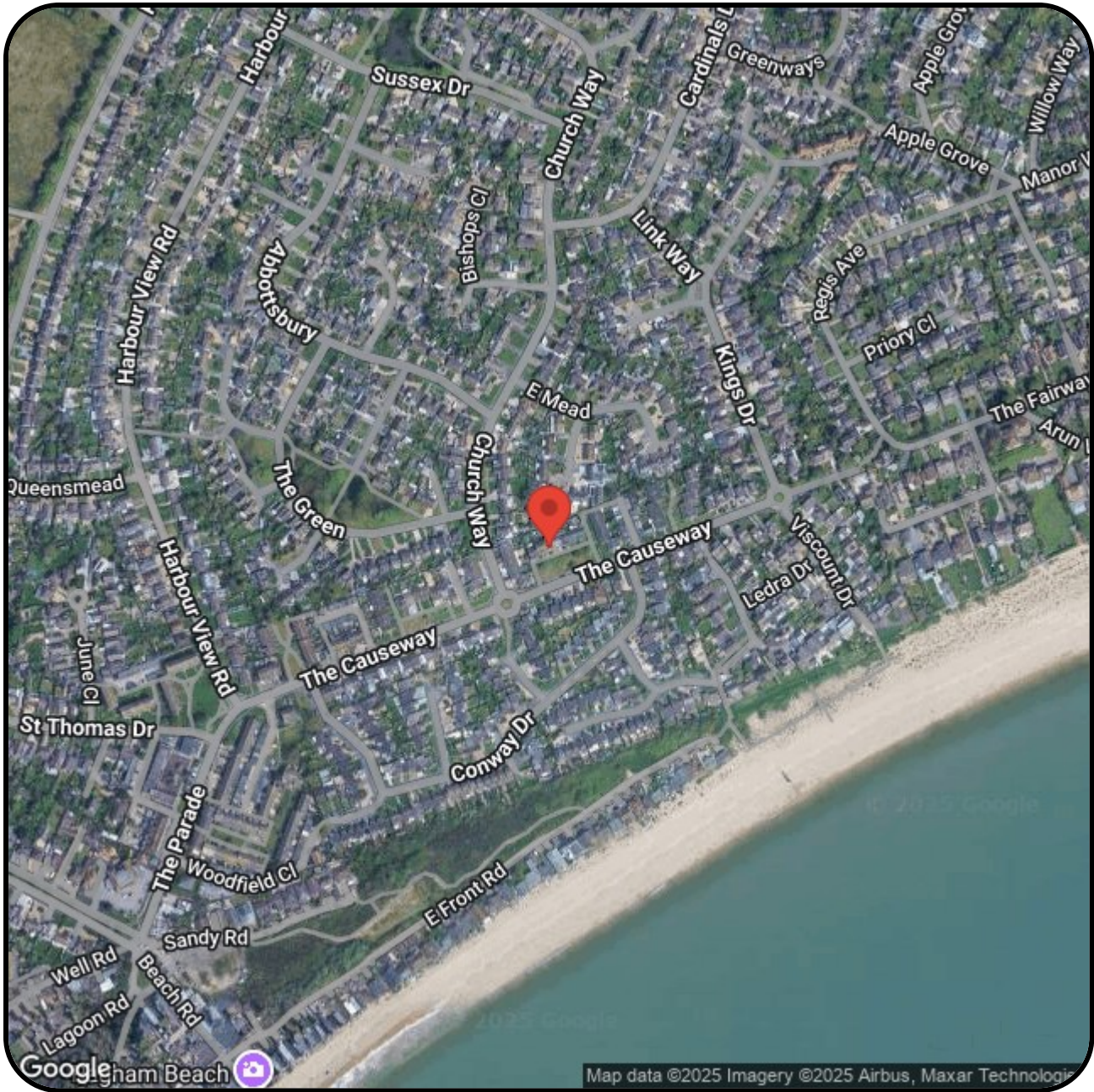
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND C**

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







**FARNDELL**  
ESTATE AGENTS

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Bognor Regis  
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PO21 2NW  
01243 869991  
lettings@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>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</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 C