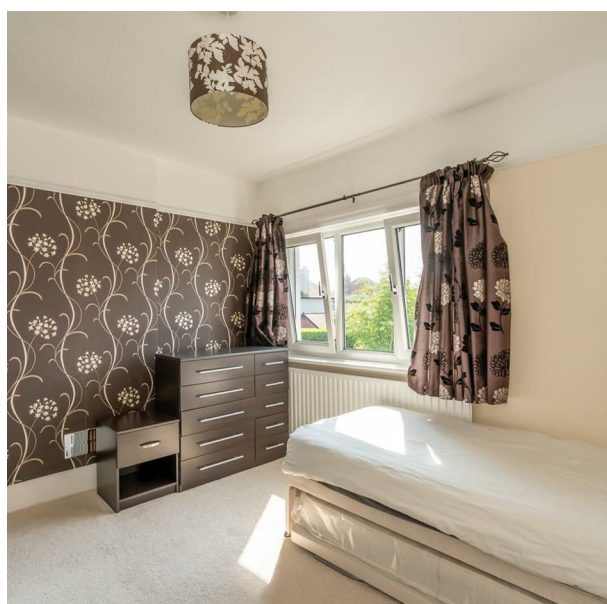


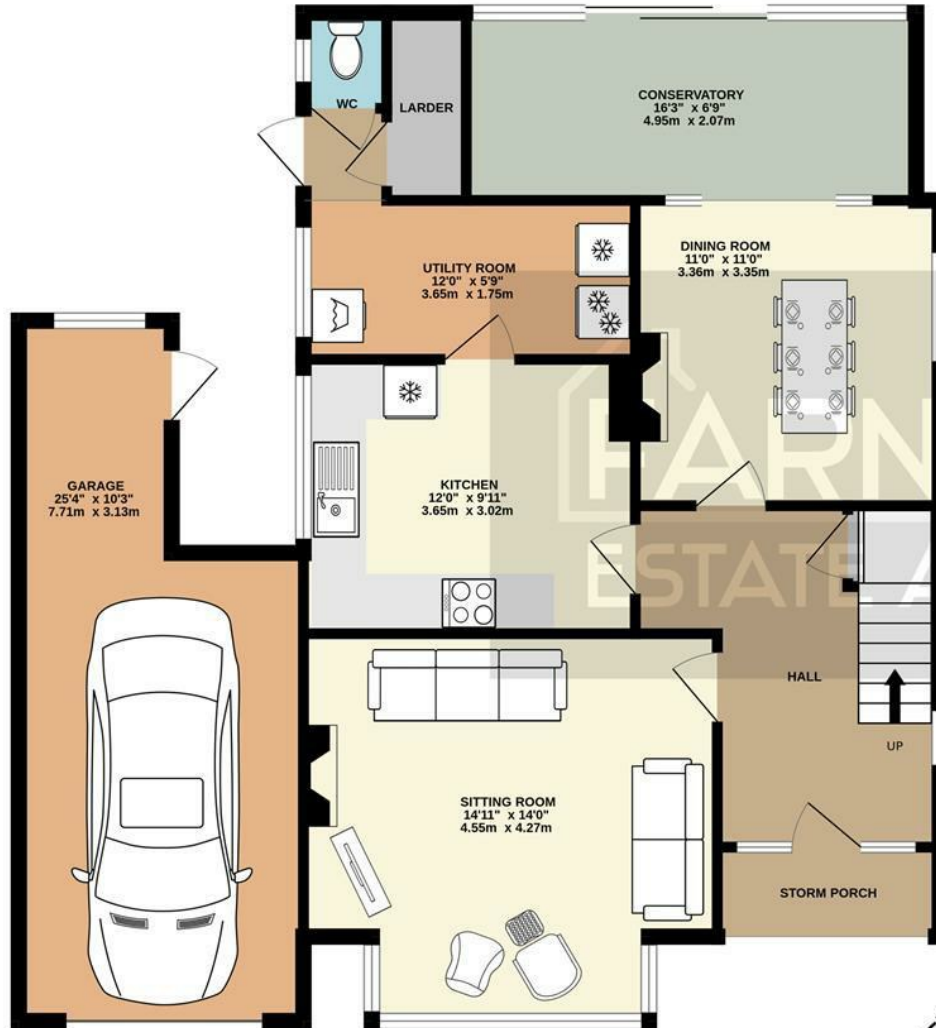
Kingsdown, 17 Devonshire Road, Bognor Regis, West Sussex, PO21 2SY

£460,000

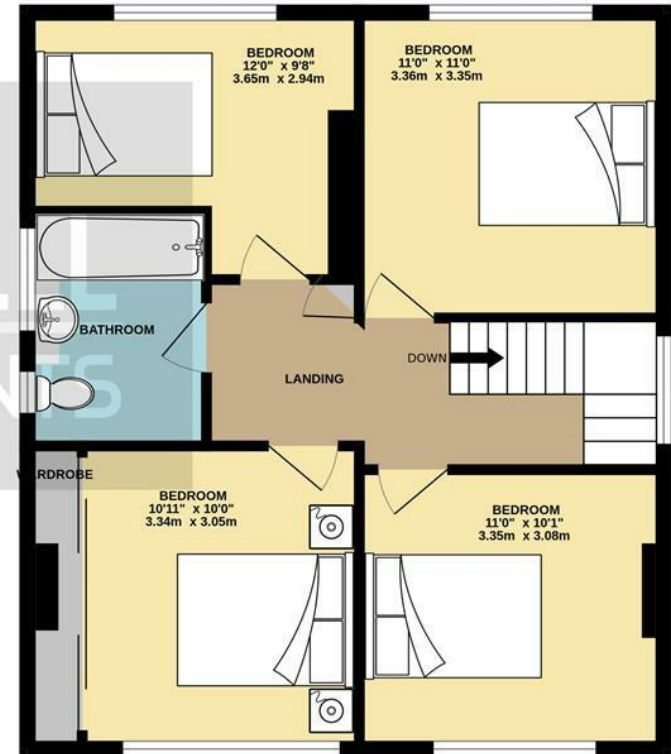
Freehold



GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.8 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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- Spacious Detached Family House
- Large Sitting Room with Bay Window
- Separate Dining Room opening onto Conservatory
- Modern Kitchen with separate Utility Room and Larder/Pantry
- 4 Double Bedrooms
- Family Bathroom and Ground Floor WC
- Good-Sized Rear Garden mainly laid to Lawn
- Driveway and Garage
- uPVC Double Glazing and Gas Central Heating
- Conveniently Situated within 800 Yards of the Railway Station and Town Centre

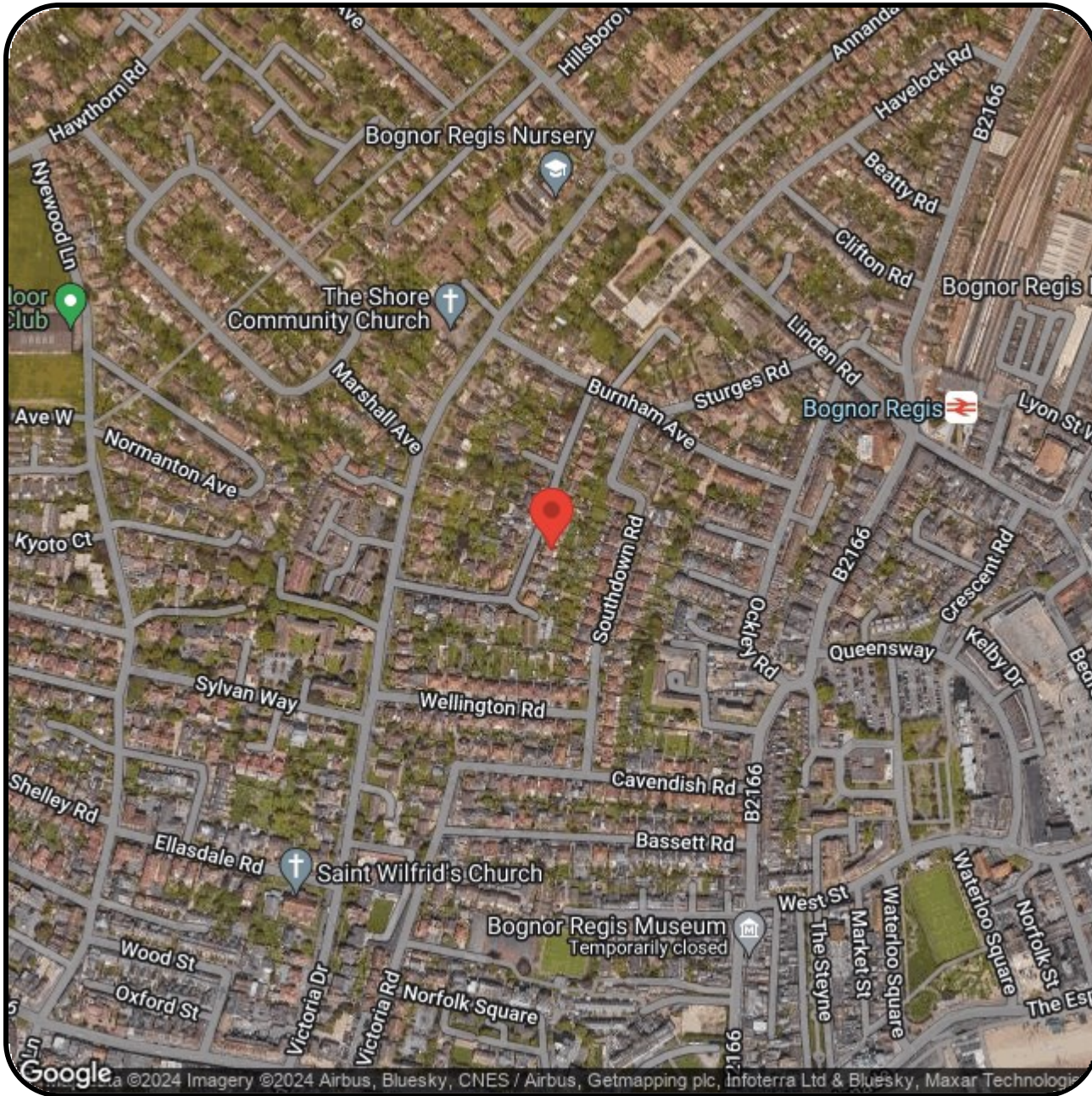


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND E

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





FARDELL ESTATE AGENTS

79 Aldwick Road
 Bognor Regis
 West Sussex
 PO21 2NW
 01243 869991
 sales@fardells.com
 http://www.fardells.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(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