

10 Nelson Road, Bognor Regis, West Sussex, PO21 2RY

£625,000

Freehold

**FARNDSELL**  
ESTATE AGENTS



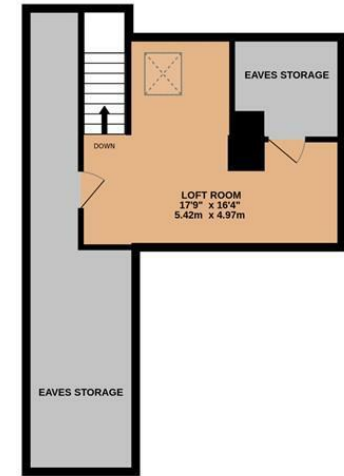
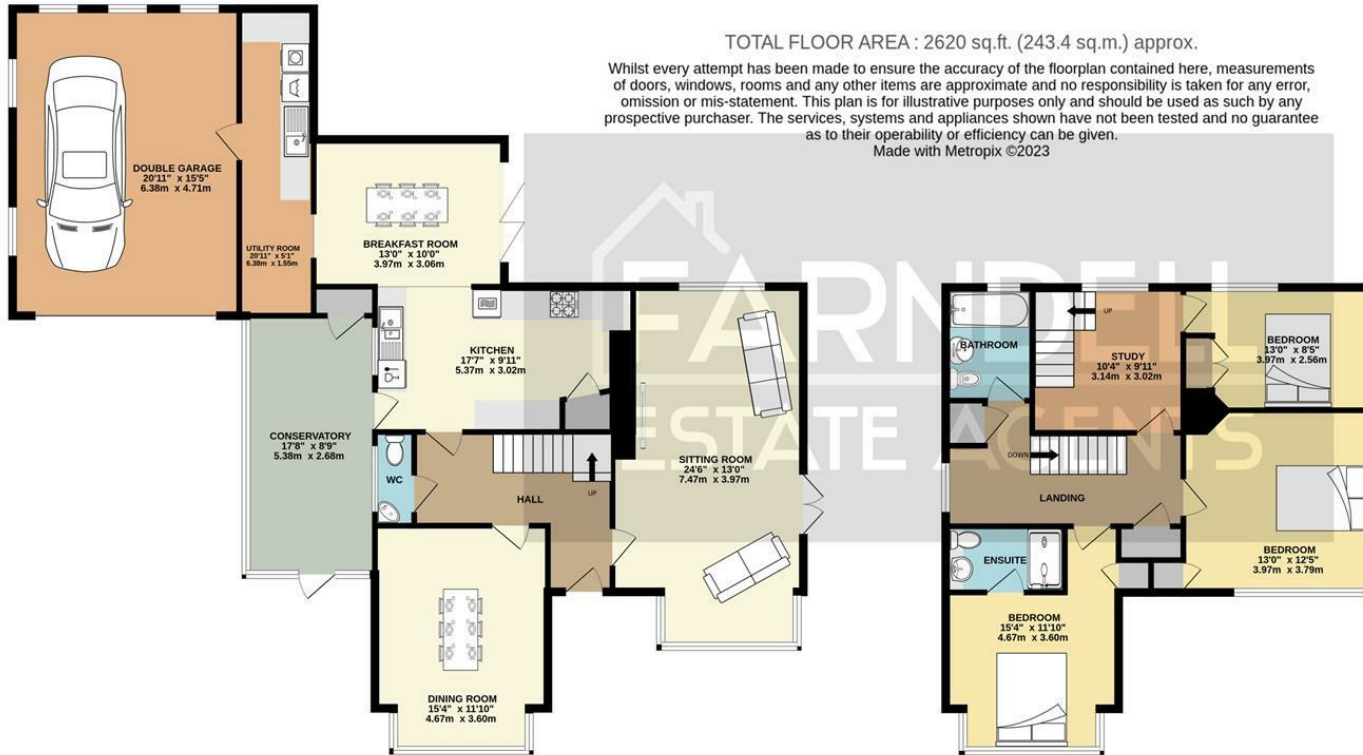
GROUND FLOOR  
1473 sq.ft. (136.8 sq.m.) approx.

1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.

2ND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

TOTAL FLOOR AREA : 2620 sq.ft. (243.4 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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- Very Large Detached Family House
- Situated on 1/5th Acre with potential for a Building Plot (Subject to Planning)
- Large Sitting Room and Separate Dining Room
- Modern Kitchen and Breakfast Room and Utility Room
- 3 Double Bedrooms, Study and Loft Room
- Family Bathroom, Ensuite Shower Room and Ground Floor Cloakroom
- Surrounded by Gardens
- Ample Off-Road Parking and Double Garage with Clock Tower
- uPVC Double Glazing and Gas Fired Central Heating
- Conveniently Situated for Local Shops, Schools, Bus Routes and the Seafront

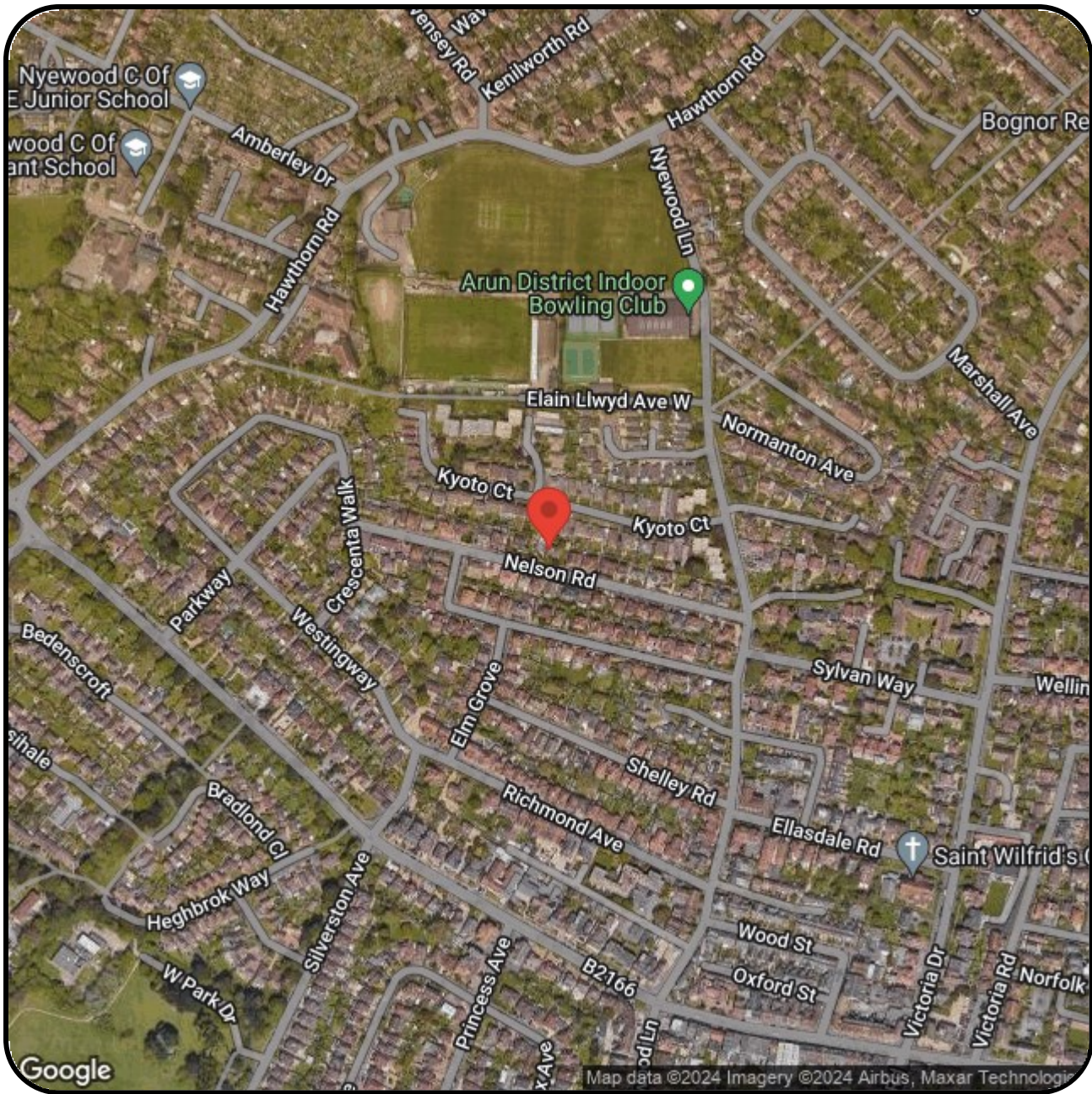


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND F**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band F