

79 Church Way, Pagham, Bognor Regis, West Sussex, PO21 4QX

£495,000

Freehold

**FARNDSELL**  
ESTATE AGENTS





# GROUND FLOOR

1495 sq.ft. (138.9 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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- Detached Bungalow with Self-Contained 1 Bedroom Annexe
- Large Lounge opening onto Dining Room
- Modern Kitchen/Breakfast Room
- 3 Double Bedrooms
- Family Bathroom
- Annexe Comprises Open-Plan Living Room and Kitchen, Double Bedroom and Ensuite
- Westerly-Facing Rear Garden
- uPVC Double Glazing and Gas Central Heating
- Off-Road Parking
- No Forward Chain



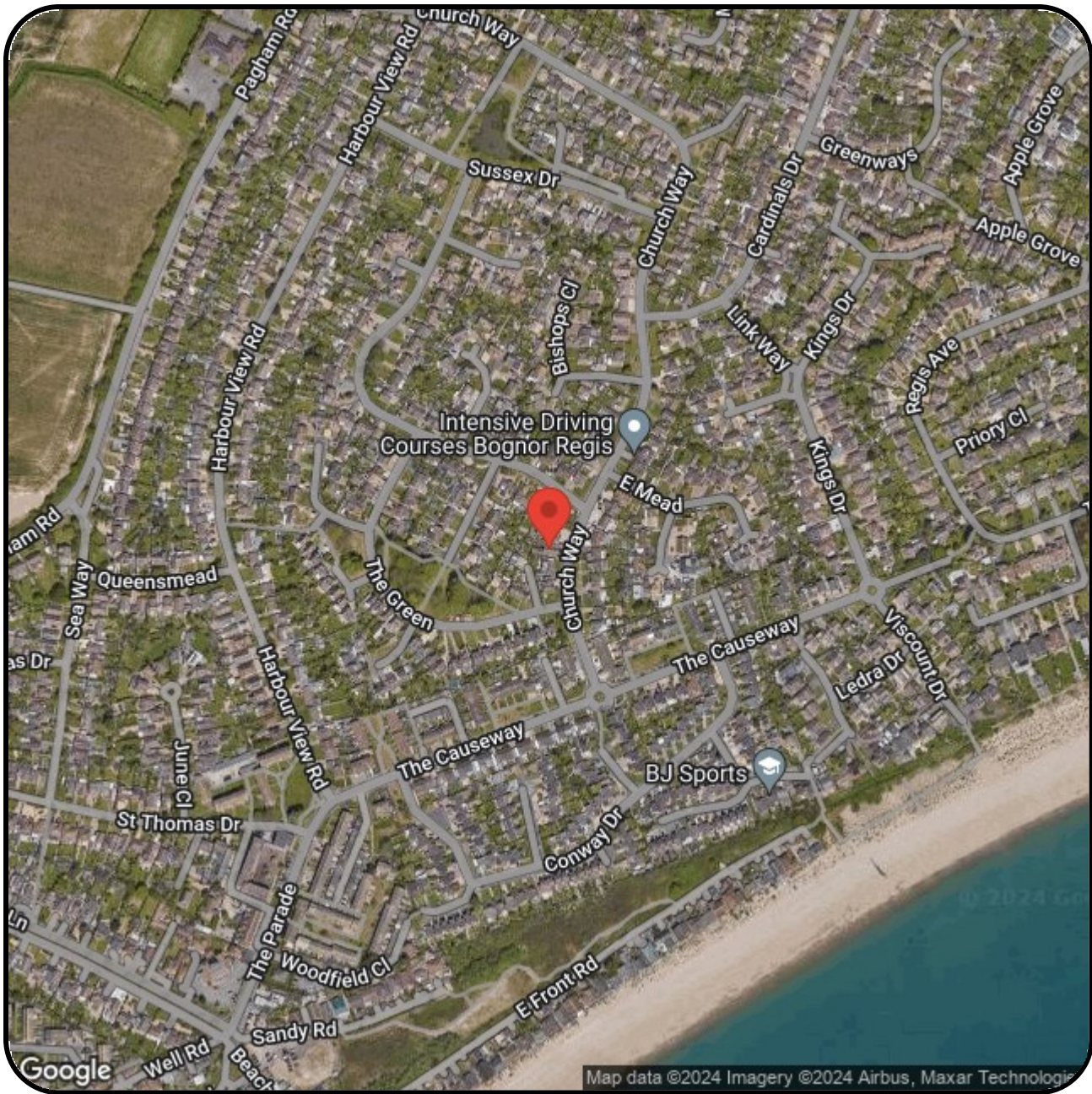
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**BUNGALOW COUNCIL TAX BAND D  
ANNEX COUNCIL TAX BAND A**

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







# FARNDSELL

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West Sussex

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<http://www.farndells.com>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band D