

16 Fletcher Close, Rose Green, Bognor Regis, West Sussex, PO21 3NR

£350,000

Freehold

**FARNDSELL**  
ESTATE AGENTS



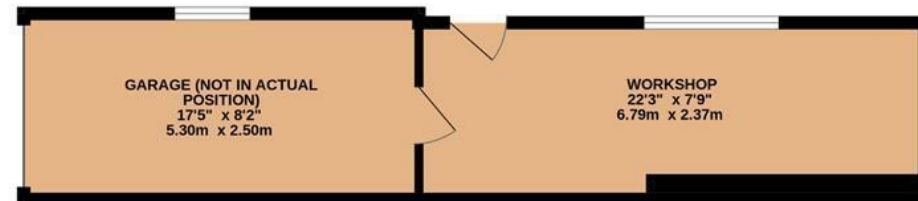
# GROUND FLOOR

1323 sq.ft. (122.9 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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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- Extended Semi-Detached Bungalow
- Rear Aspect Lounge
- Kitchen with Breakfast Area and Utility Room
- 3 Double Bedrooms
- 4-Piece Family Bathroom
- Driveway leading to Garage and Workshop
- Large Rear Garden and Smaller Front Garden
- uPVC Double Glazing and Gas Central Heating
- No Forward Chain
- Cul-de-Sac Location within 800 Yards of Schools, Shops and Bus Routes

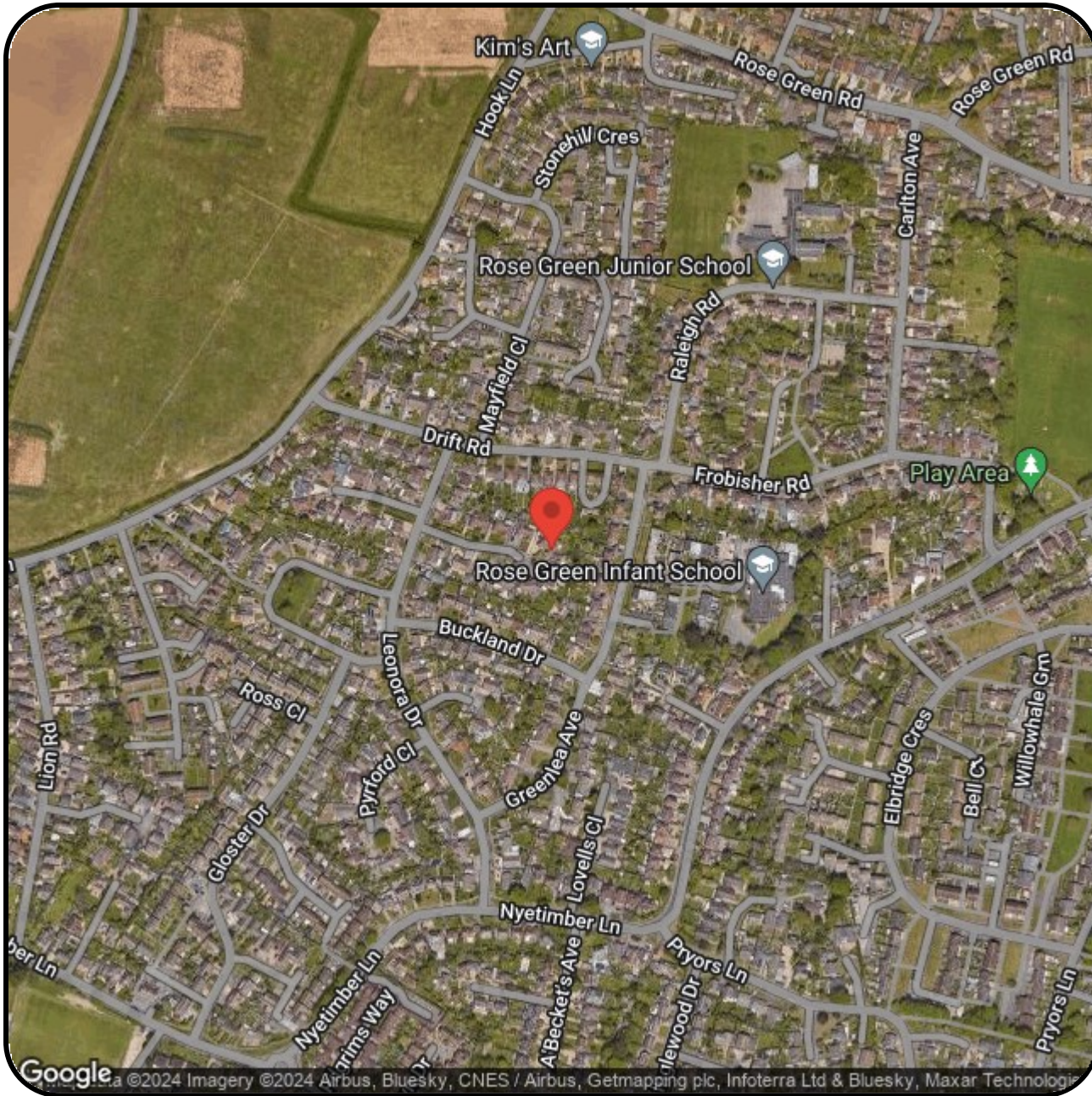


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND C**

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





# FARDELL

## ESTATE AGENTS

47 Aldwick Road

Bognor Regis

West Sussex

PO21 2NJ

01243 869991

sales@fardells.com

<http://www.fardells.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>80</b>
(69-80) <b>C</b>	<b>62</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band C