

2a Lagoon Road, Pagham, Bognor Regis, West Sussex, PO21 4TJ

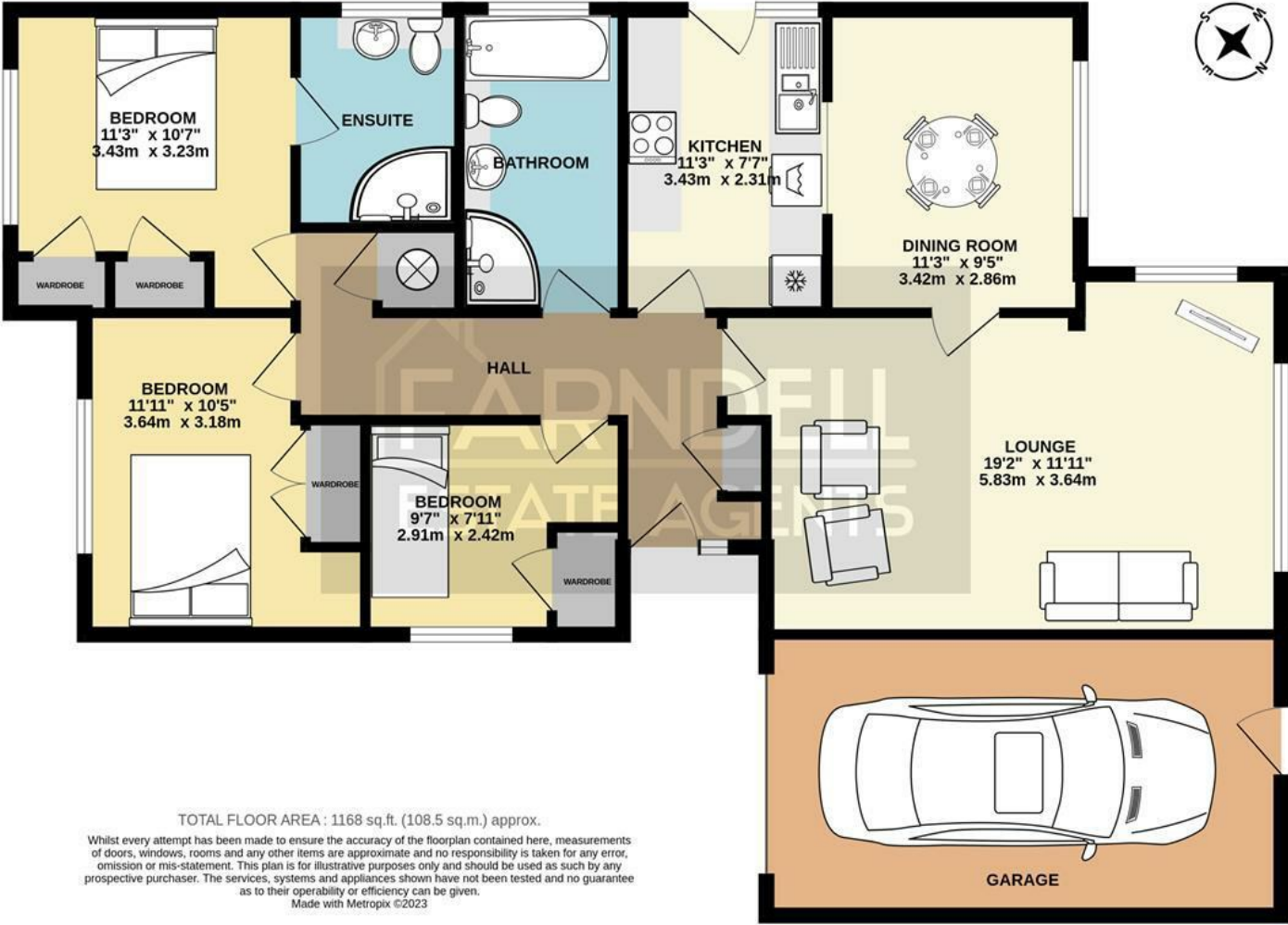
£500,000

Freehold

FARNDSELL
ESTATE AGENTS



GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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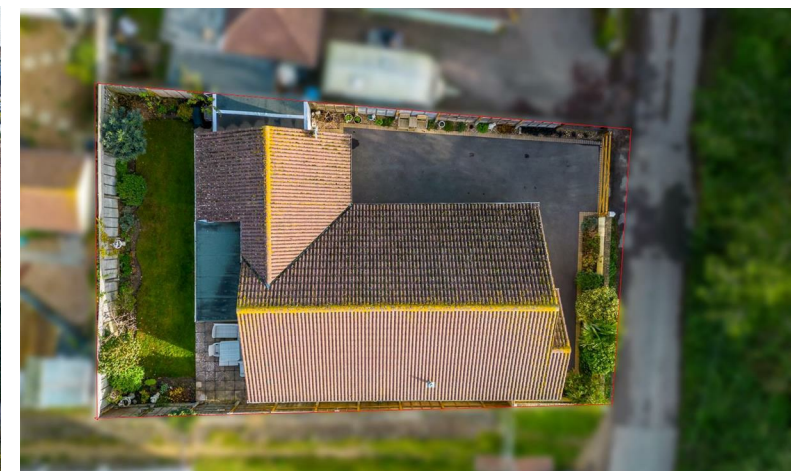
- Detached Bungalow built in 2002
- Superb Condition Throughout
- Large Lounge and separate Dining Room
- Modern Kitchen
- 3 Bedrooms with Built-In Wardrobes
- Modern Family Bathroom and Ensuite Shower Room
- uPVC Double Glazing and Gas Central Heating
- Gated Driveway leading to Generous Garage with Electric Roller Door
- Rear Garden laid to Lawn with Patio
- Conveniently Situated within 300 Yards of Local Shops and the Seafont



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





FARNDSELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

sales@farndells.com

<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Council Tax Band E