

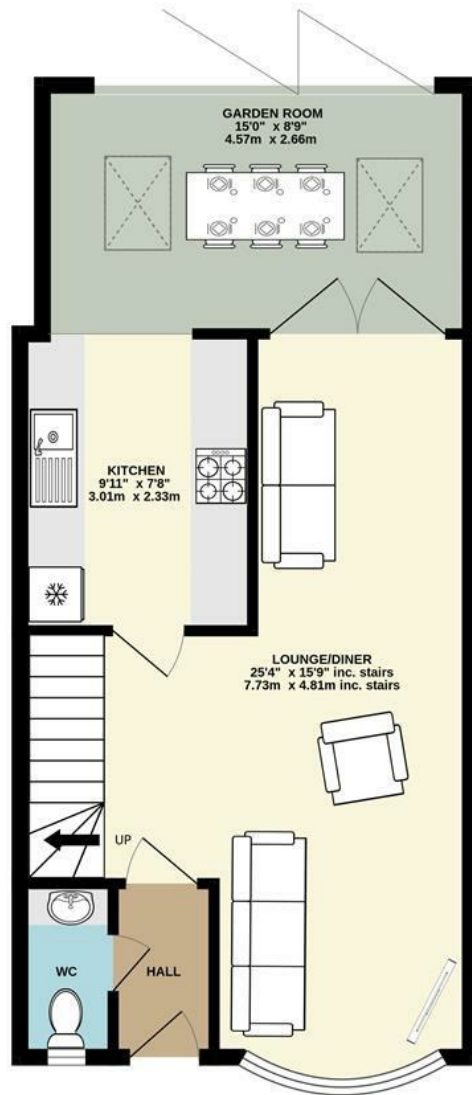
12 Wakefield Way, Aldwick Park, Bognor Regis, West Sussex, PO21 3RS

£335,000

Freehold



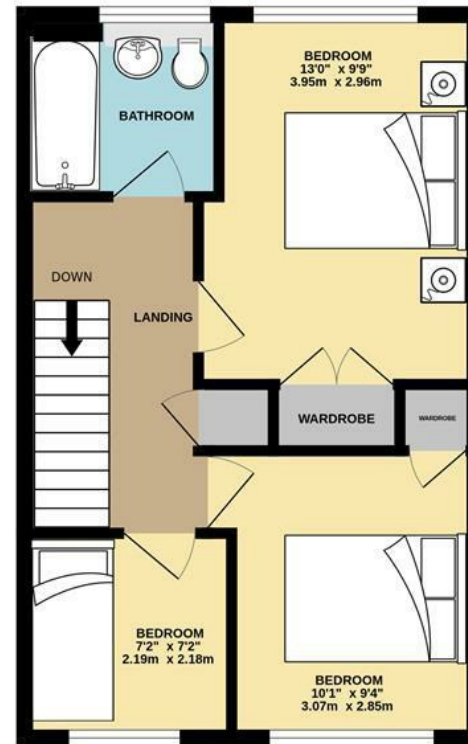
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.

TOTAL FLOOR AREA : 936 sq.ft. (86.9 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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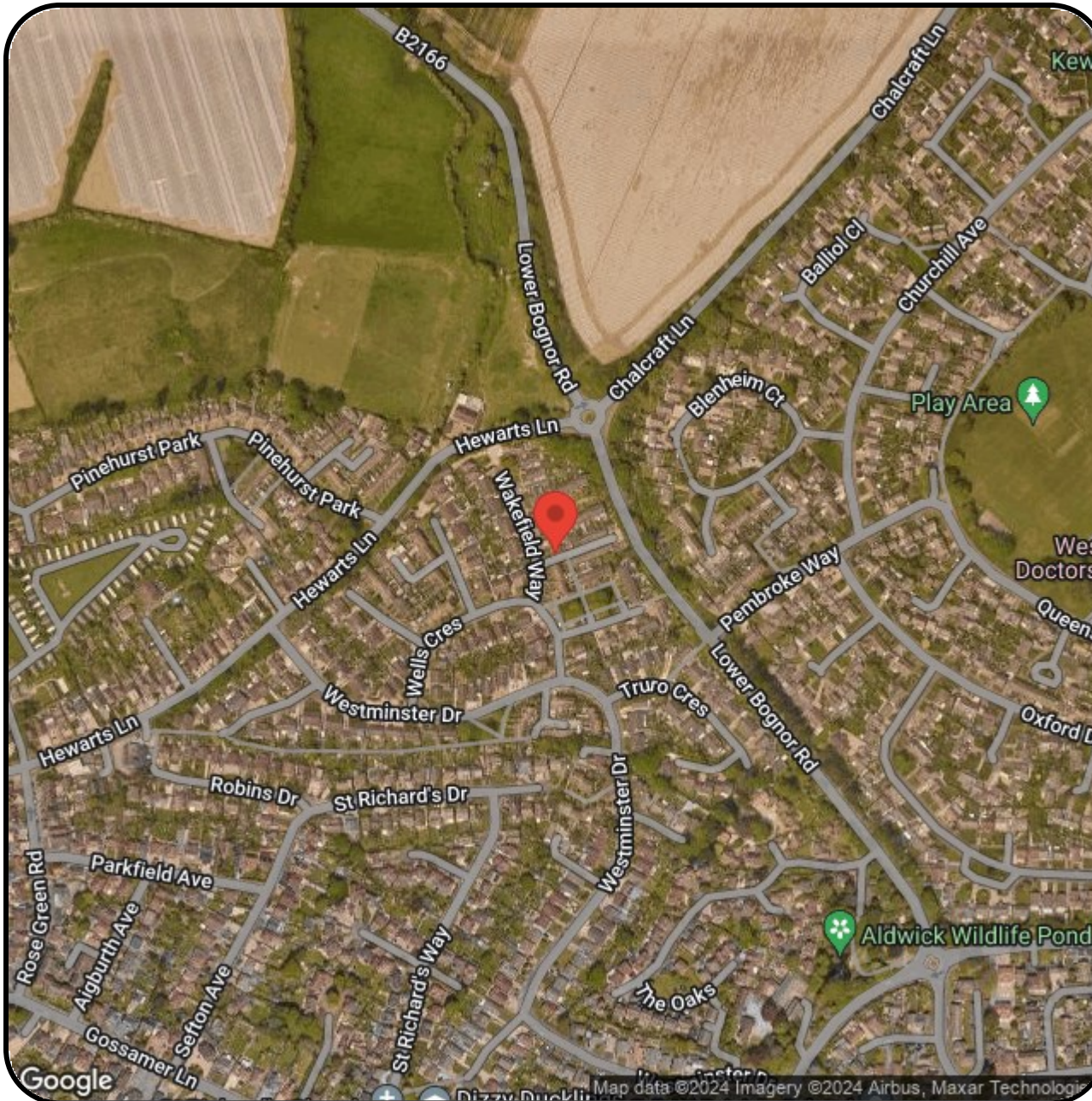
- Vacant Possession Extended End-of-Terrace House
- Cul-de-Sac Location
- Large Lounge/Diner with Bay Window, plus Double Doors leading to Garden Room with Bi-Fold Doors
- Modern Kitchen opening into Garden Room with Bi-Fold Doors
- 3 Bedrooms
- Modern Bathroom and Cloakroom
- Front and Rear Gardens
- uPVC Double Glazing and Gas Central Heating
- Garage in Adjacent Compound
- Good Condition Throughout

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
Tel: 01903 737500





FARDELL

ESTATE AGENTS

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 West Sussex
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 01243 869991
 sales@fardells.com
 http://www.fardells.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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 C