

84 Ravens Way, Bognor Regis, West Sussex, PO22 9ER

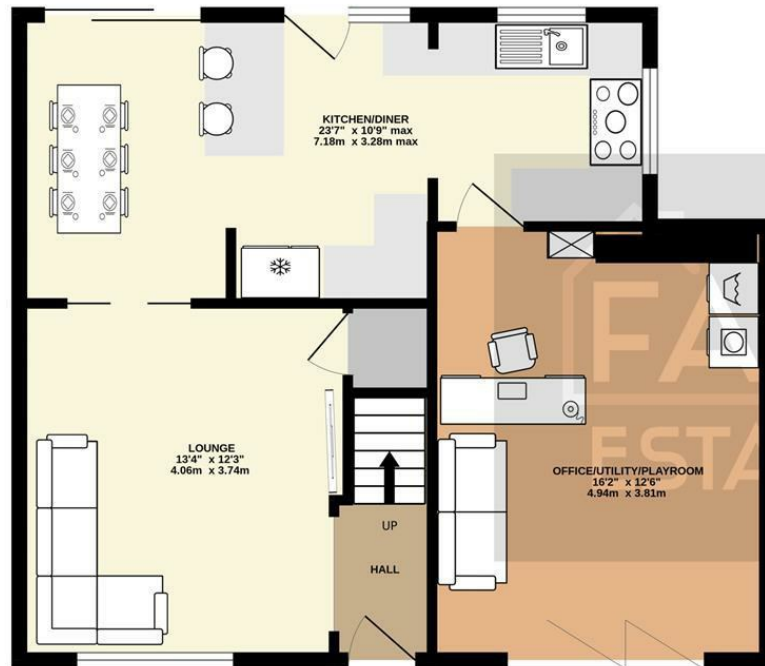
£375,000

Freehold

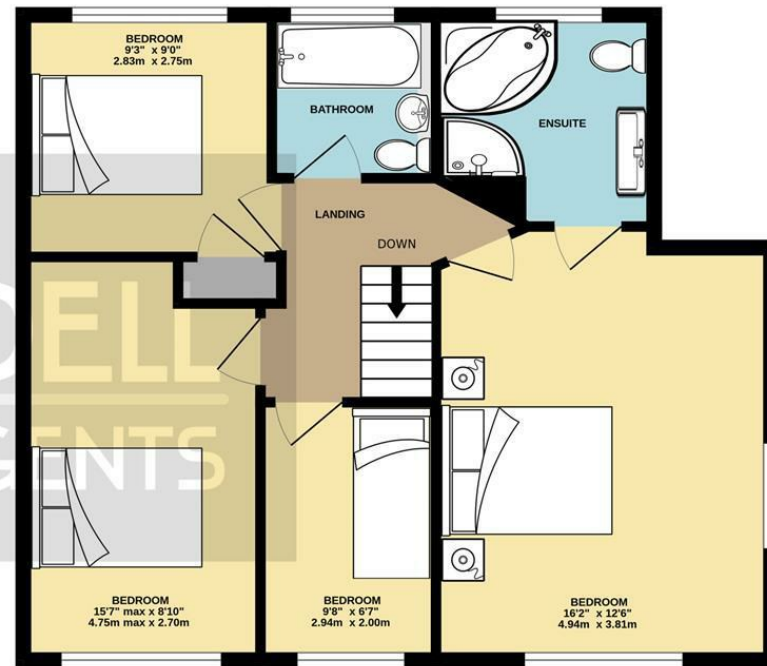
**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.1 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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- Substantially Extended Semi-Detached Family House
- Very Good Condition Throughout
- Feature Open-Plan Kitchen/Diner
- Light and Bright Lounge
- Office/Utility/Playroom
- 4 Bedrooms
- Ensuite and Family Bathroom
- Large South-Facing Rear Garden
- Off-Road Parking for Numerous Vehicles
- uPVC Double Glazed and Gas Central Heating

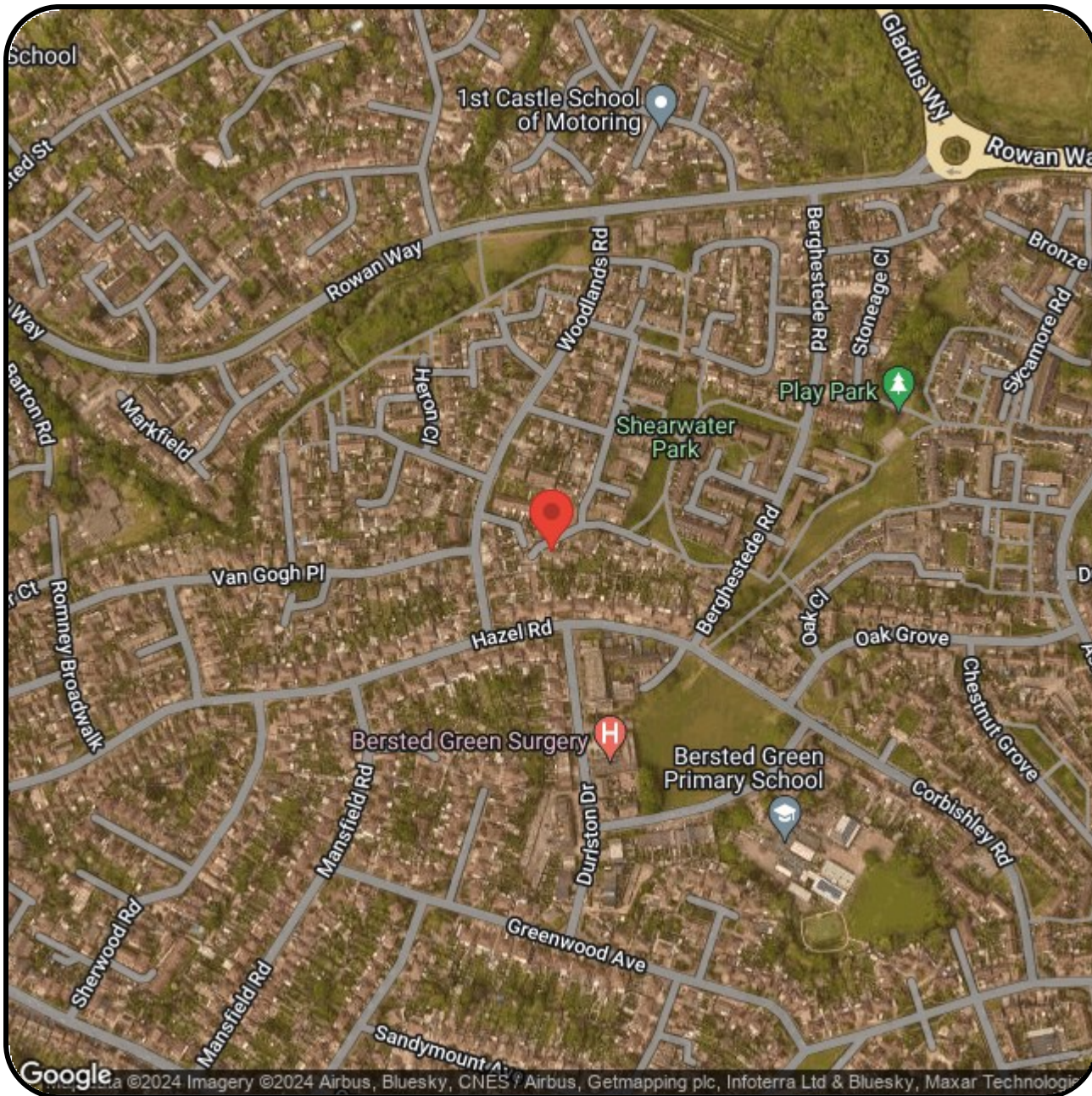


The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

**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

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>		<b>84</b>
(69-80) <b>C</b>	<b>73</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C