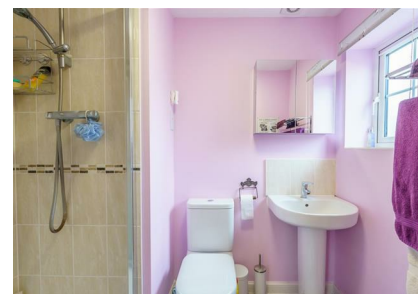
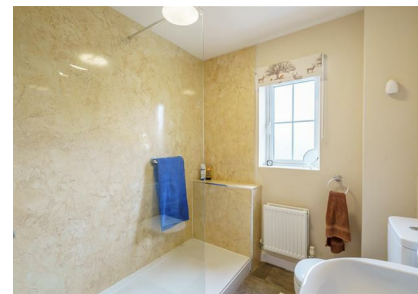


20 Fourteen Acre Avenue, Felpham, Bognor Regis, West Sussex, PO22 8GH

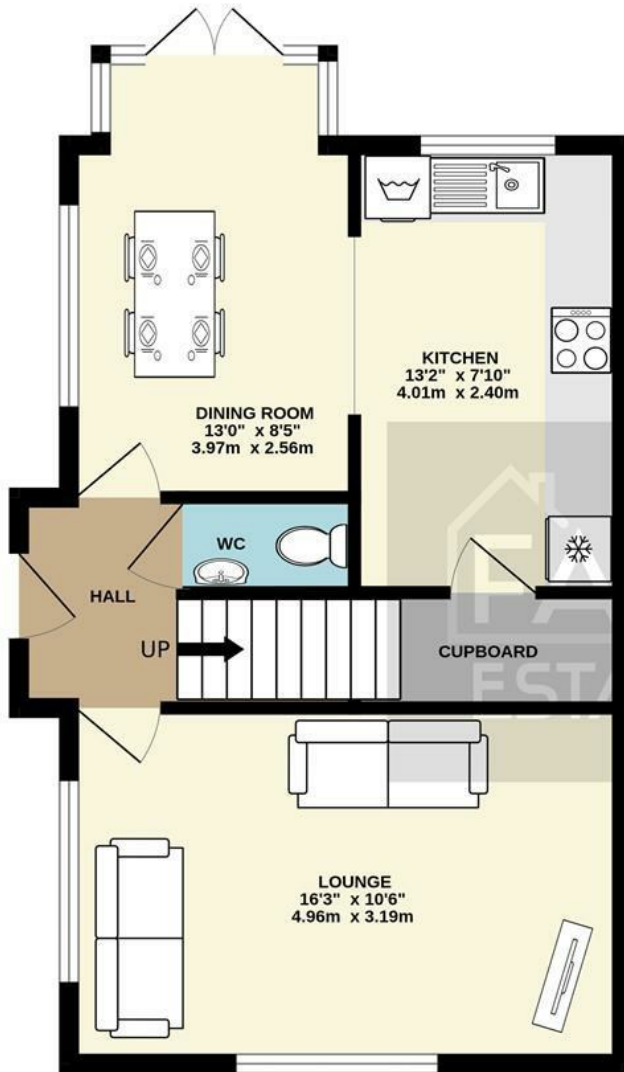
£375,000

Freehold

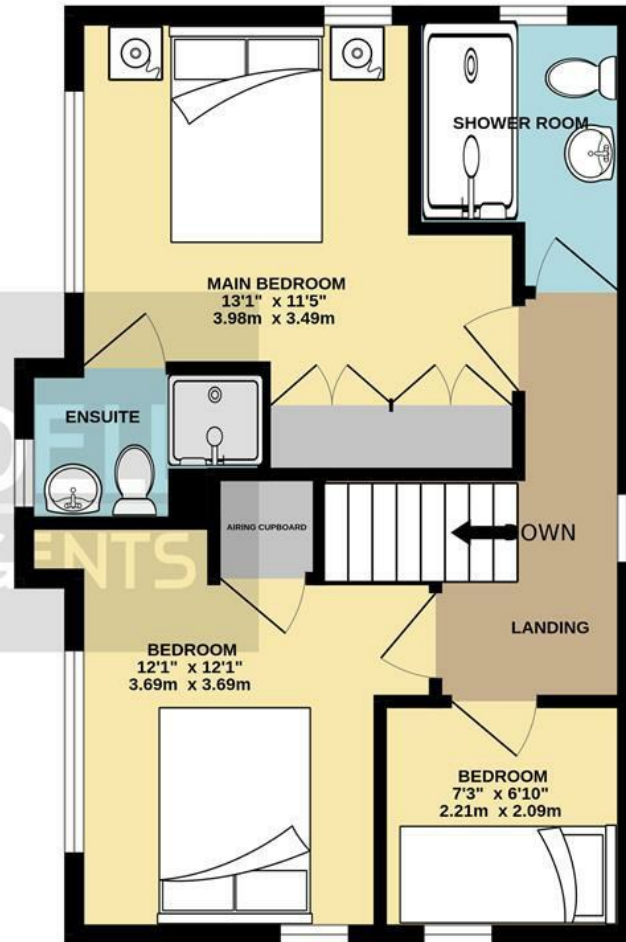
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ESTATE AGENTS



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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 Family House built in 2013
- Double-Aspect Lounge
- Open-Plan Kitchen and Dining Room
- 3 Bedrooms
- Family Bathroom, Ensuite and Cloakroom
- Front and Rear Gardens
- Driveway and Garage
- uPVC Double Glazing and Gas Central Heating
- Nice Location on the Periphery of the Development
- Local Shop and Playground within 200 Yards

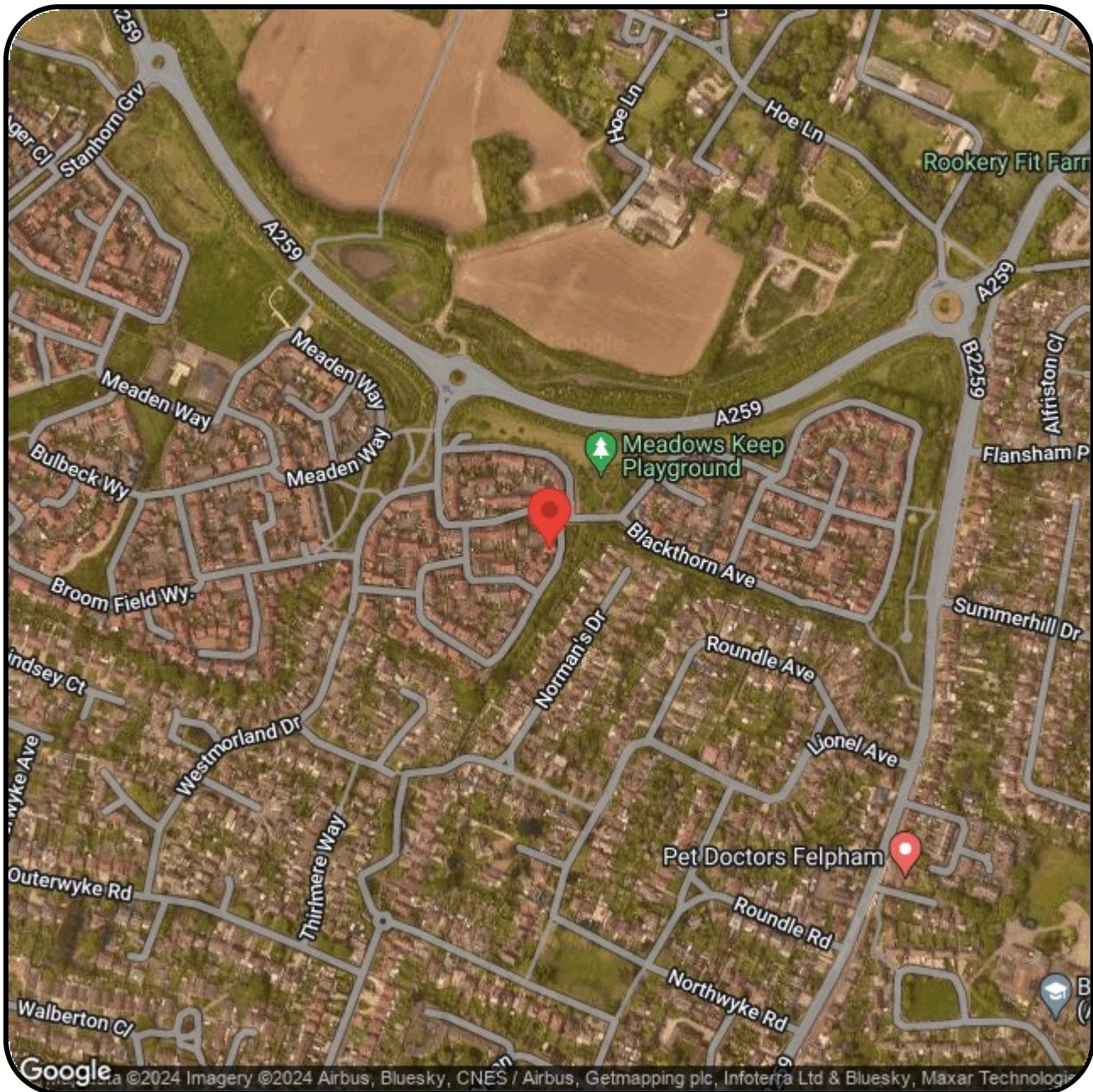
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**ESTATE CHARGE
£200.00 PER ANNUM**

COUNCIL TAX BAND D

**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) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Council Tax Band D