

64 Hawthorn Road, Bognor Regis, West Sussex, PO21 2DD

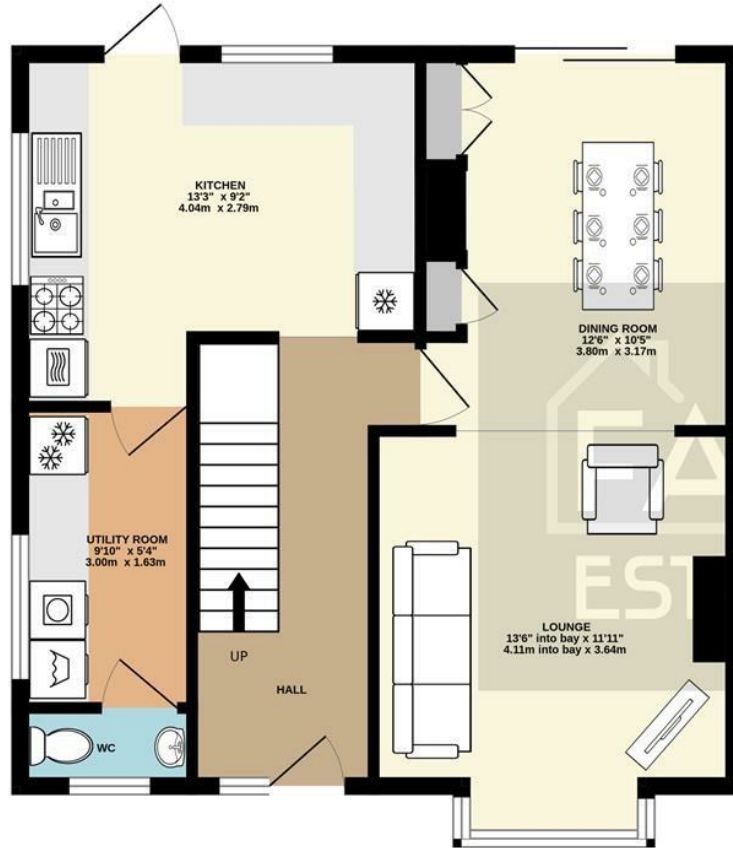
£350,000

Freehold

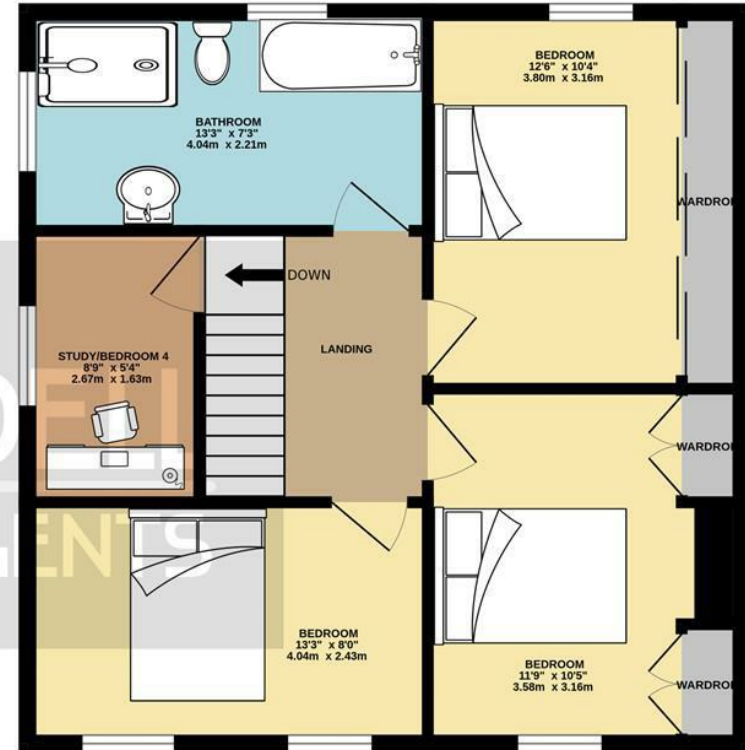
FARNDSELL
ESTATE AGENTS



GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



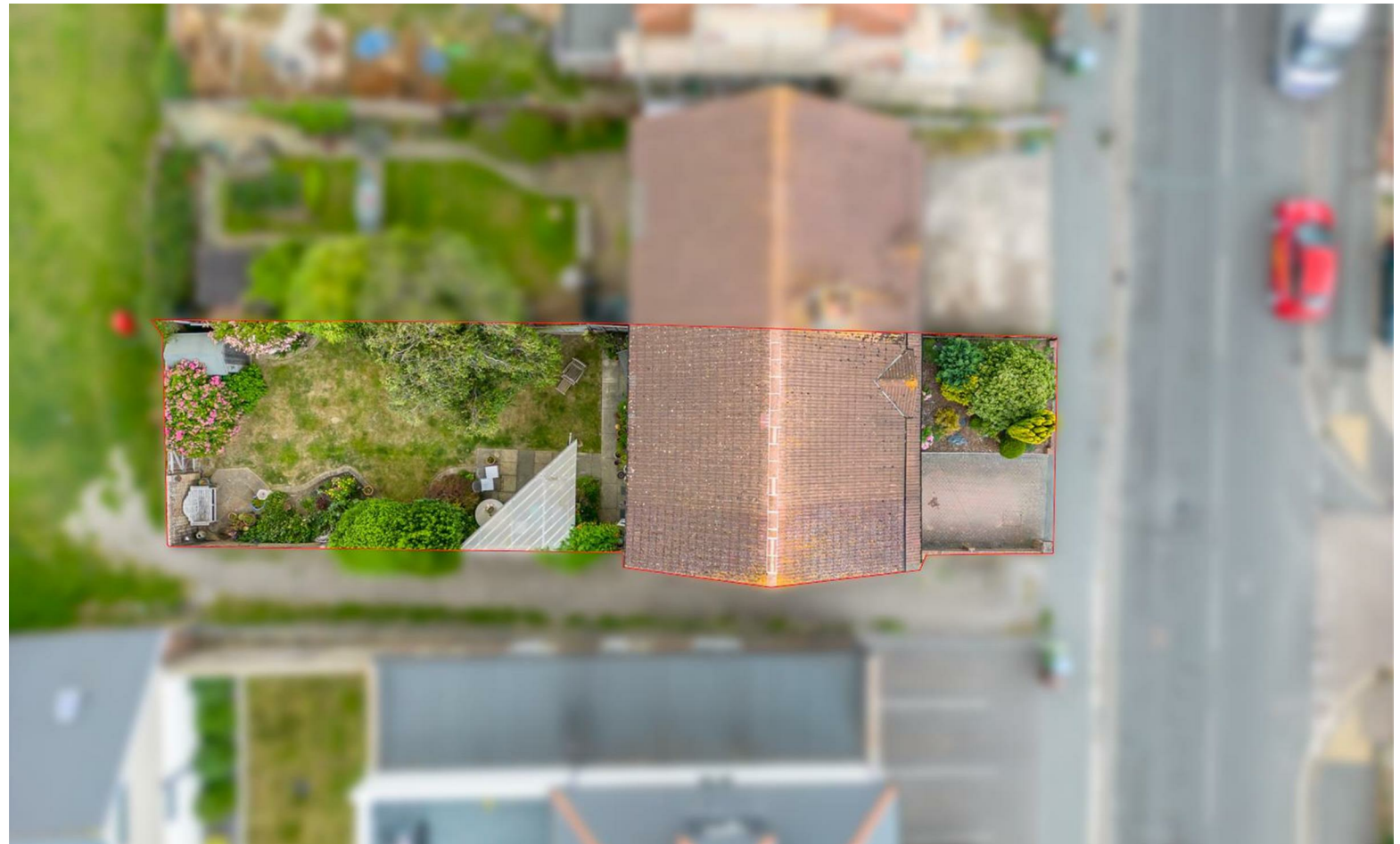
TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

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.

Made with Metropix ©2023



- Extended Semi-Detached Family House
- Open-Plan Lounge/Dining Room
- Modern Kitchen, Utility Room and WC
- 3 Double Bedrooms
- Additional Study/Bedroom 4
- Large Bathroom with separate Shower
- uPVC Double Glazed and Gas Central Heating
- Off-Road Parking
- Front and Rear Gardens
- Conveniently Situated for Shops, Schools and Bus Routes

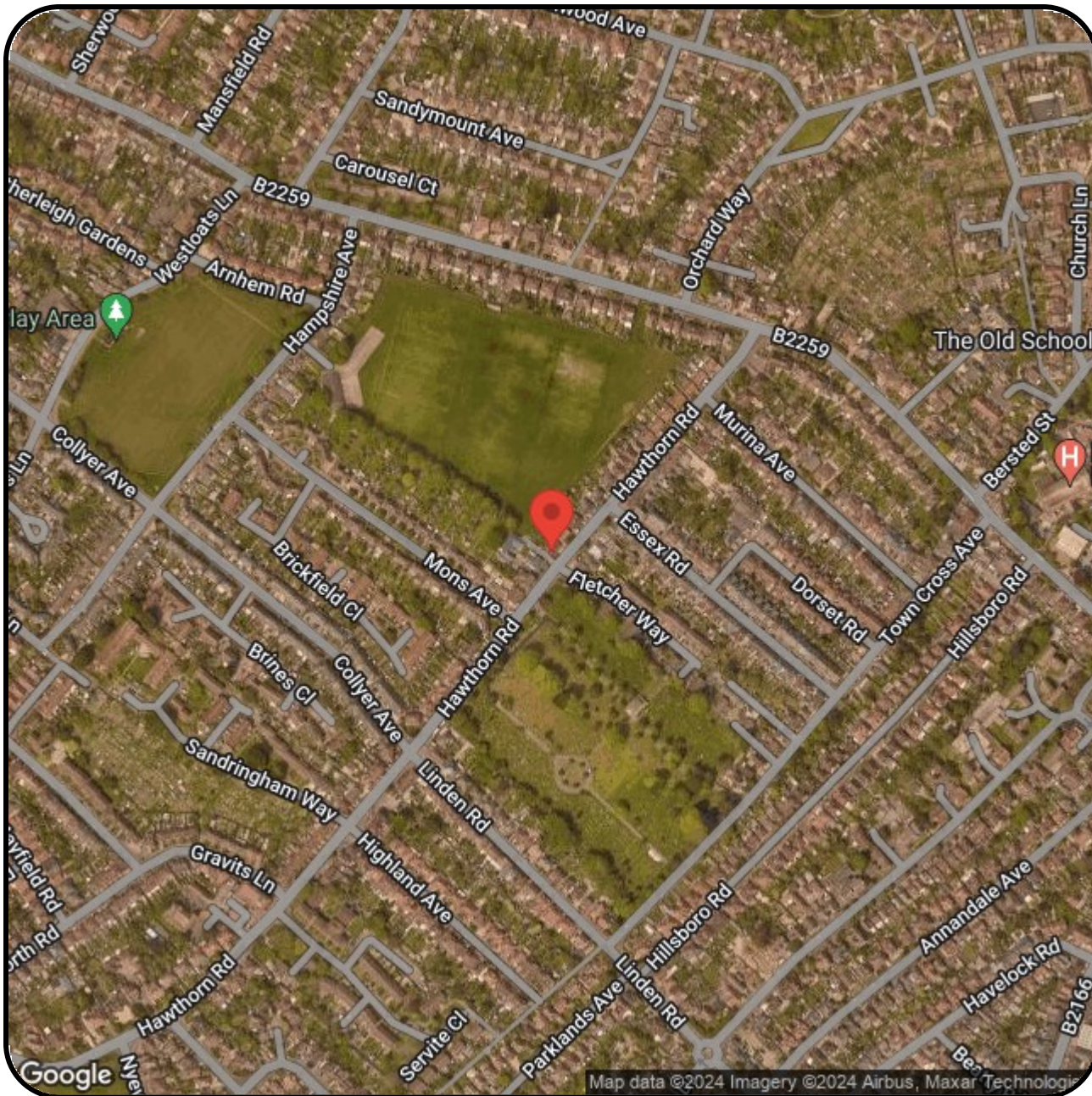


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND C

LOCAL AUTHORITY
 Arun District Council, Arun Civic Centre,
 Maltravers Road, Littlehampton,
 West Sussex, BN17 5LF
 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(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