

16 Pevensey Road, Bognor Regis, West Sussex, PO21 5NS

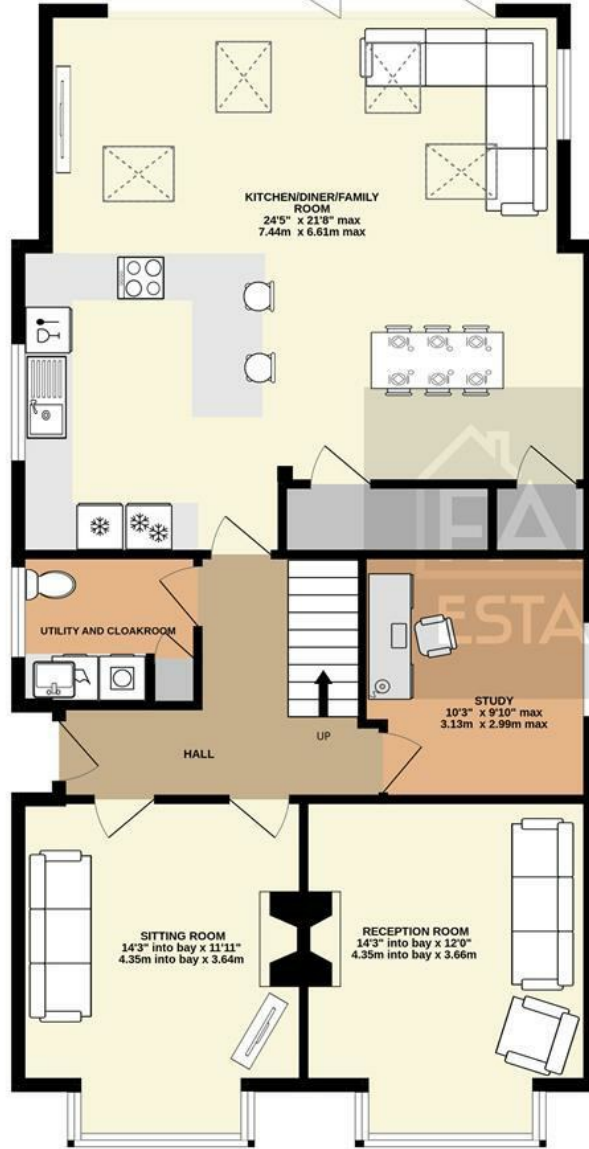
£475,000

Freehold

**FARNDELL**  
ESTATE AGENTS



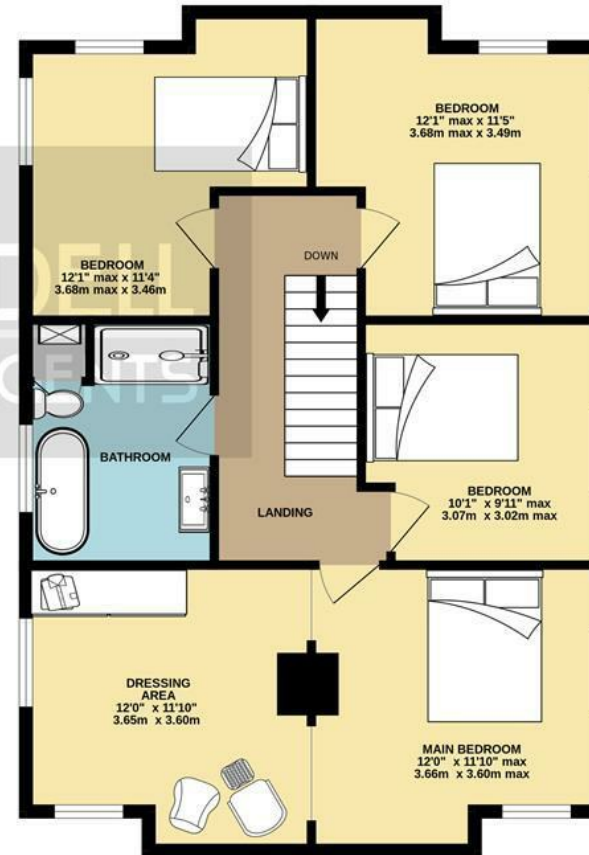
GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR  
798 sq.ft. (74.1 sq.m.) approx.

TOTAL FLOOR AREA: 1868 sq.ft. (173.6 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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- Superbly Presented and Spacious Detached Family House
- Sitting Room with Open-Fire, additional Reception Room and Study
- Open-Plan Kitchen, Dining Area and Family Room with Bi-Fold Doors
- 4 Double Bedrooms including Dressing Area to Main Bedroom
- 4-Piece Family Bathroom and Ground Floor Utility Cloakroom
- uPVC Double Glazing and Gas Central Heating (New Boiler 2024)
- Low Maintenance Paved Rear Garden with Bar
- Off-Road Parking
- Conveniently Situated for Local Schools and Shops
- Potential for up to 6 Bedrooms if Required

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 F**

**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

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band F