

123 Westminster Drive, Aldwick Park, Bognor Regis, West Sussex, PO21 3RX

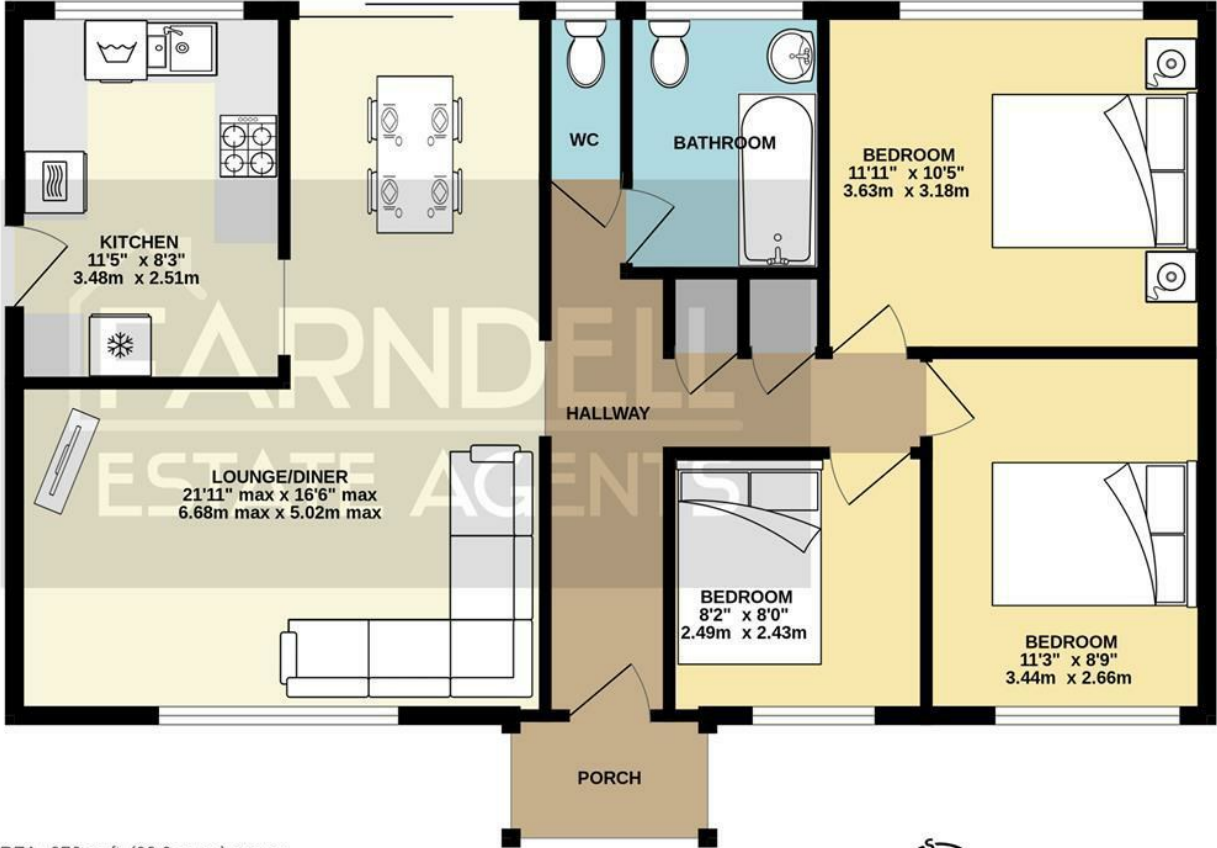
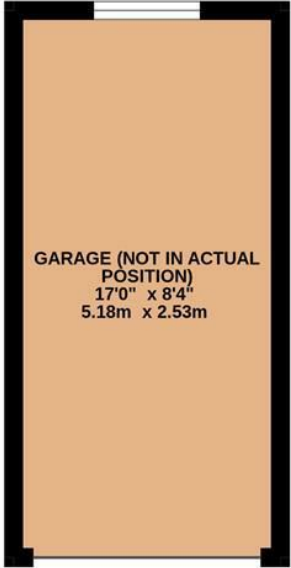
£400,000

Freehold

FARNDELL
ESTATE AGENTS



GROUND FLOOR
976 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.6 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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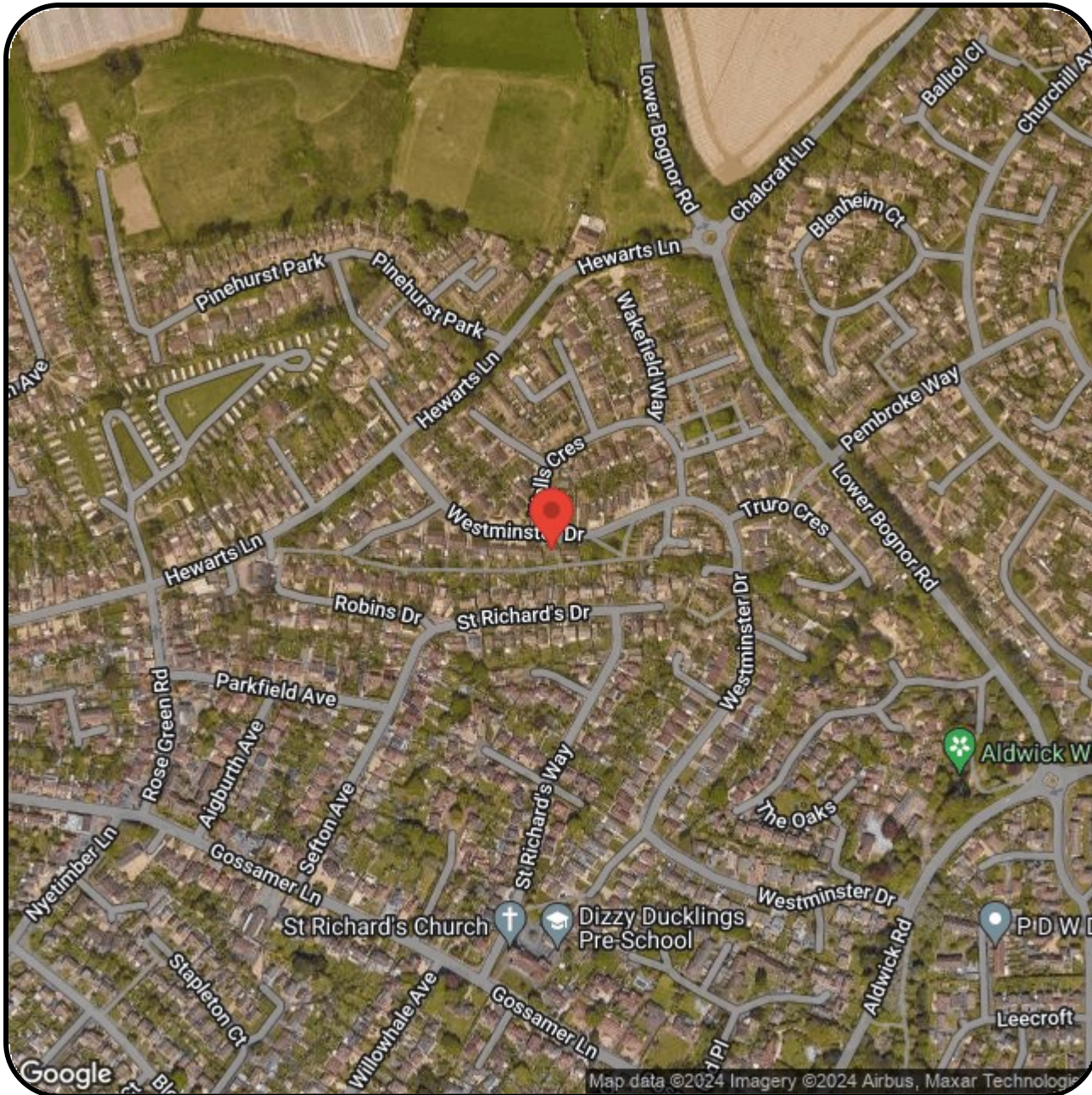
- Detached Bungalow
- Large Lounge/Diner with doors to Rear Garden
- Kitchen
- Bathroom with Additional Toilet
- 3 Bedrooms
- uPVC Double Glazing and Gas Central Heating
- Front and Rear Garden (South Facing)
- Driveway leading to Garage
- Conveniently Situated within 400 Yards of Rose Green Village Centre
- Planning Permission Granted for a Rear Extension (Ref - AW/274/23/HH)

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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band D