

45 Ivy Crescent, South Bersted, Bognor Regis, West Sussex, PO22 8AB

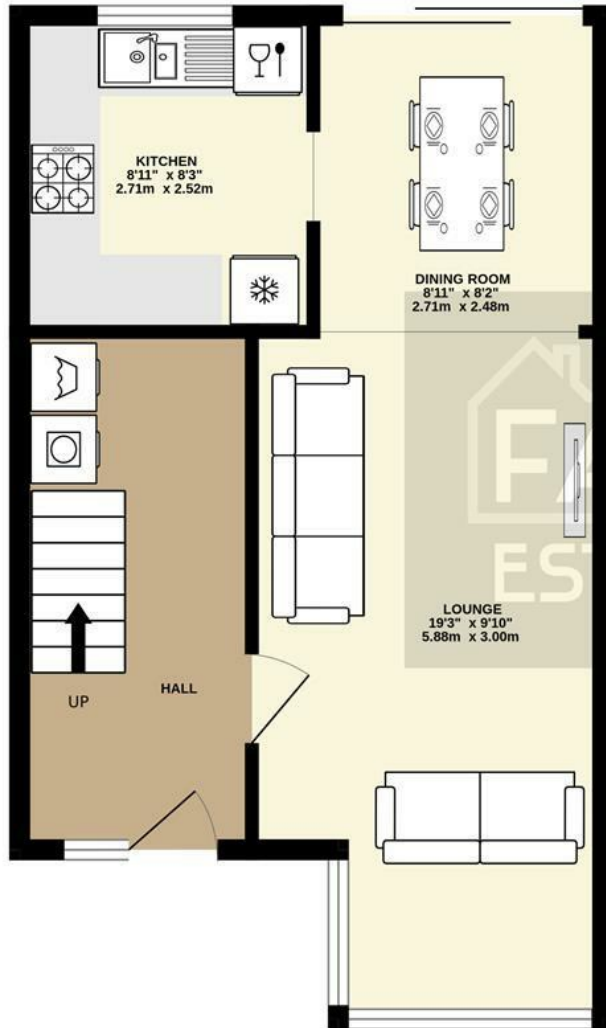
£280,000

Freehold

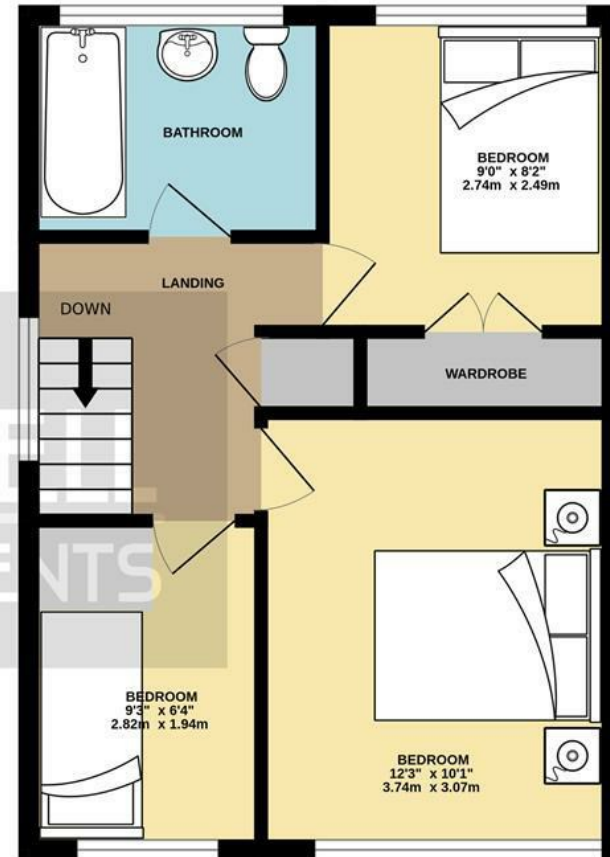
FARNDSELL
ESTATE AGENTS



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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- End-of-Terrace Family House in Good Condition Throughout
- Large Lounge
- Modern Kitchen and Dining Room
- Utility Area under Stairs
- 3 Bedrooms
- Modern Bathroom
- uPVC Double Glazing and Gas Central Heating
- Front and Rear Gardens
- Space for Garage in Local Compound
- Within 400 Yards of Local Shops

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 B

LOCAL AUTHORITY
Arun District Council, Arun Civic Centre,
Maltravers Road, Littlehampton,
West Sussex, BN17 5LF
Tel: 01903 737500





FARDELL

ESTATE AGENTS

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West Sussex

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(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 B