

8 Byron Close, Flansham Park, Bognor Regis, West Sussex, PO22 6QU

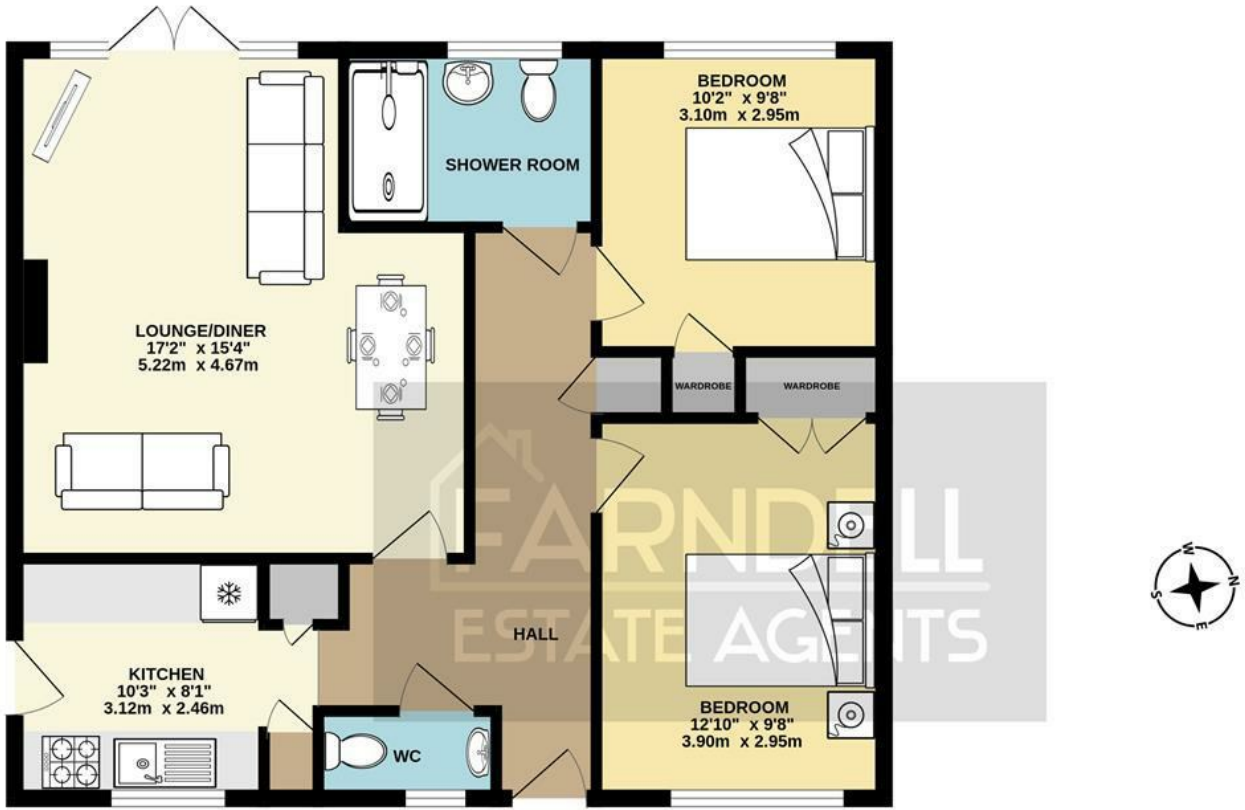
£400,000

Freehold

**FARNDSELL**  
ESTATE AGENTS

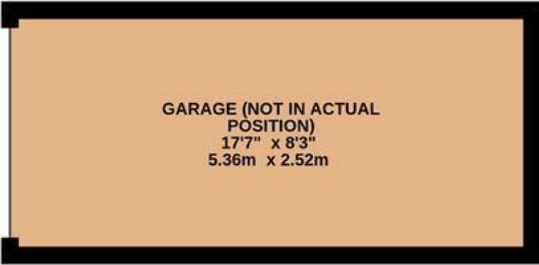


GROUND FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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 ©2024



- Detached Bungalow with Scope to Extend (Subject to Permissions)
- Large Lounge/Diner
- 2 Double Bedrooms with Built-In Storage
- Modern Kitchen
- Shower Room and Separate Cloakroom
- Large Garden
- Driveway leading to Garage
- uPVC Double Glazing and Gas Central Heating
- No Forward Chain
- Cul-de-Sac Location close to Shops, Bus Routes and Medical Centre

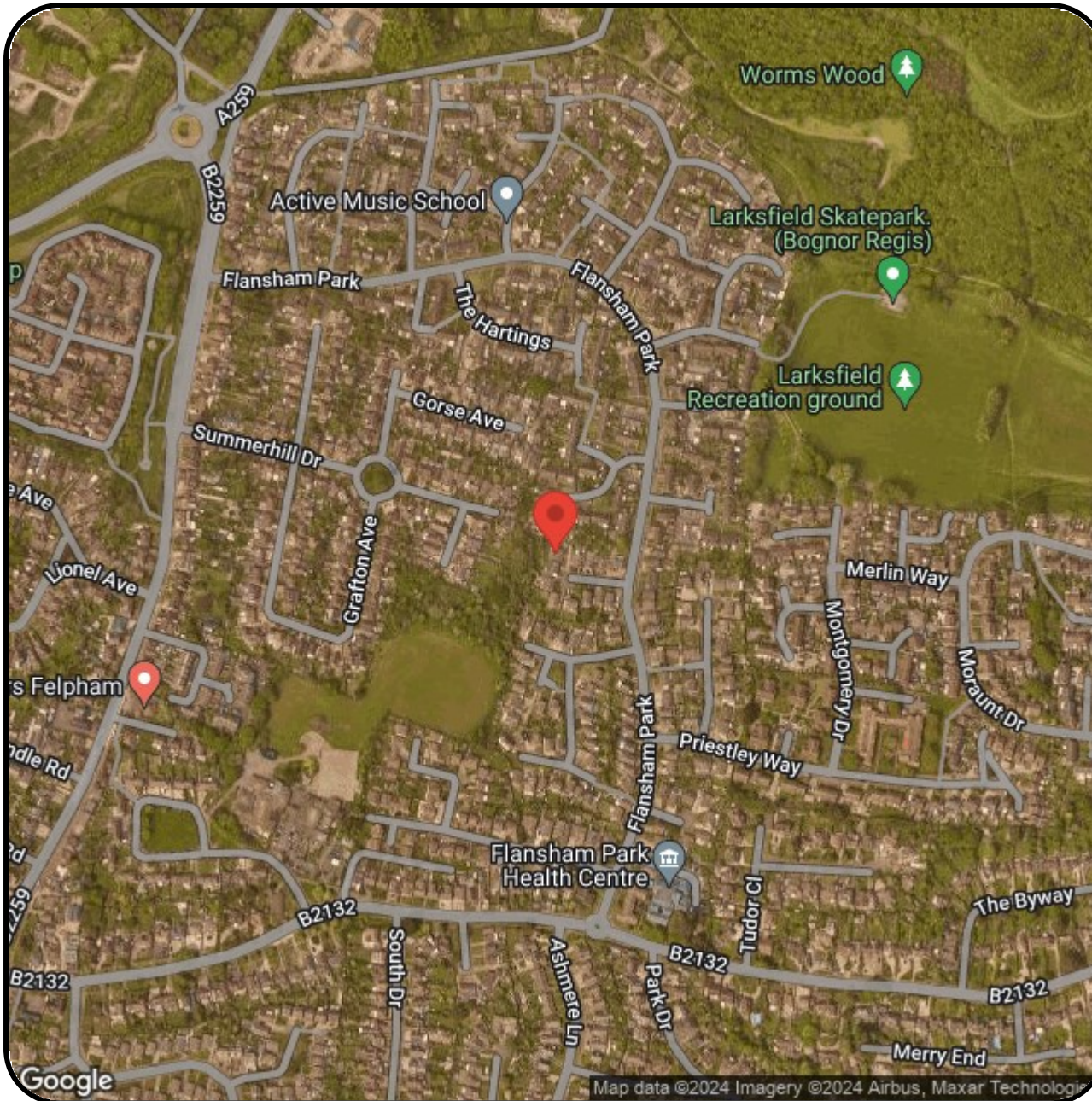


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND D**

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





# FARNDSELL

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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 D