

20a Selsey Avenue, Aldwick, Bognor Regis, West Sussex, PO21 2QZ

£525,000

Freehold

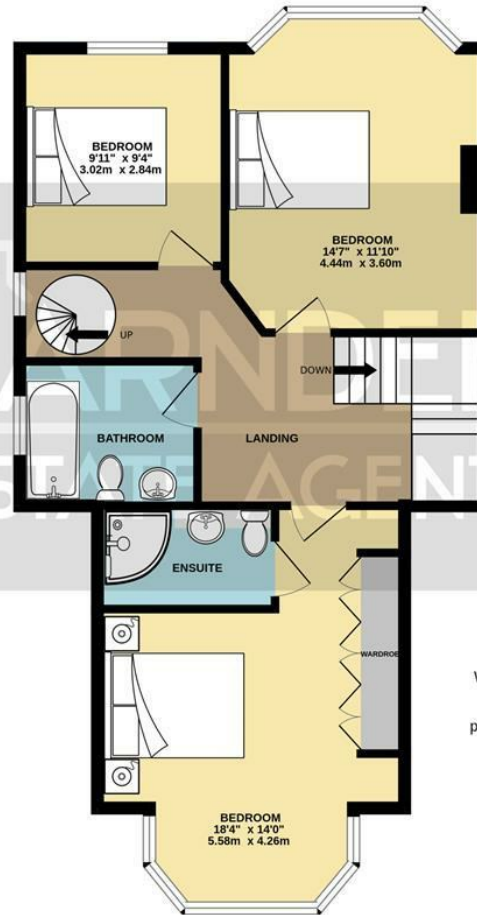
FARNDSELL
ESTATE AGENTS



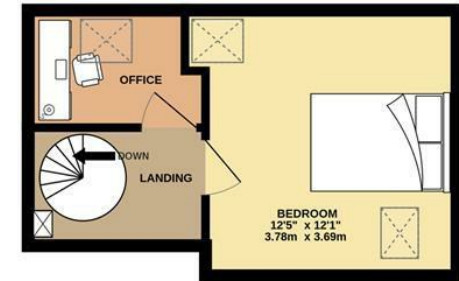
GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 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.

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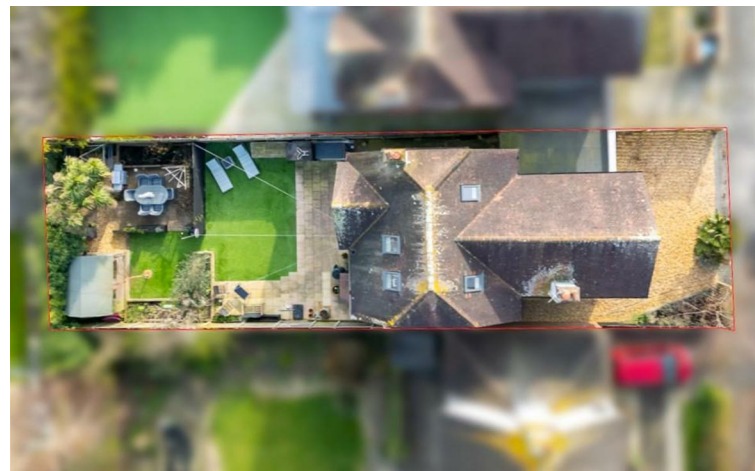
- Link-Detached Family House in Excellent Condition Throughout
- Sitting Room with Large Bay Window and Log Burner
- Feature Open-Plan Kitchen/Dining Room with Door to Rear Garden
- 4 Double Bedrooms and Office
- Family Bathroom, Ensuite and Ground Floor Cloakroom
- Low-Maintenance South-Easterly Facing Rear Garden
- Driveway with EV Charging Point and Garage with Electric Roller Door
- uPVC Double Glazing and Gas Central Heating
- Popular Location within 300 Yards of the Beach and 800 Yards of Local Shops
- Potential for No Forward Chain

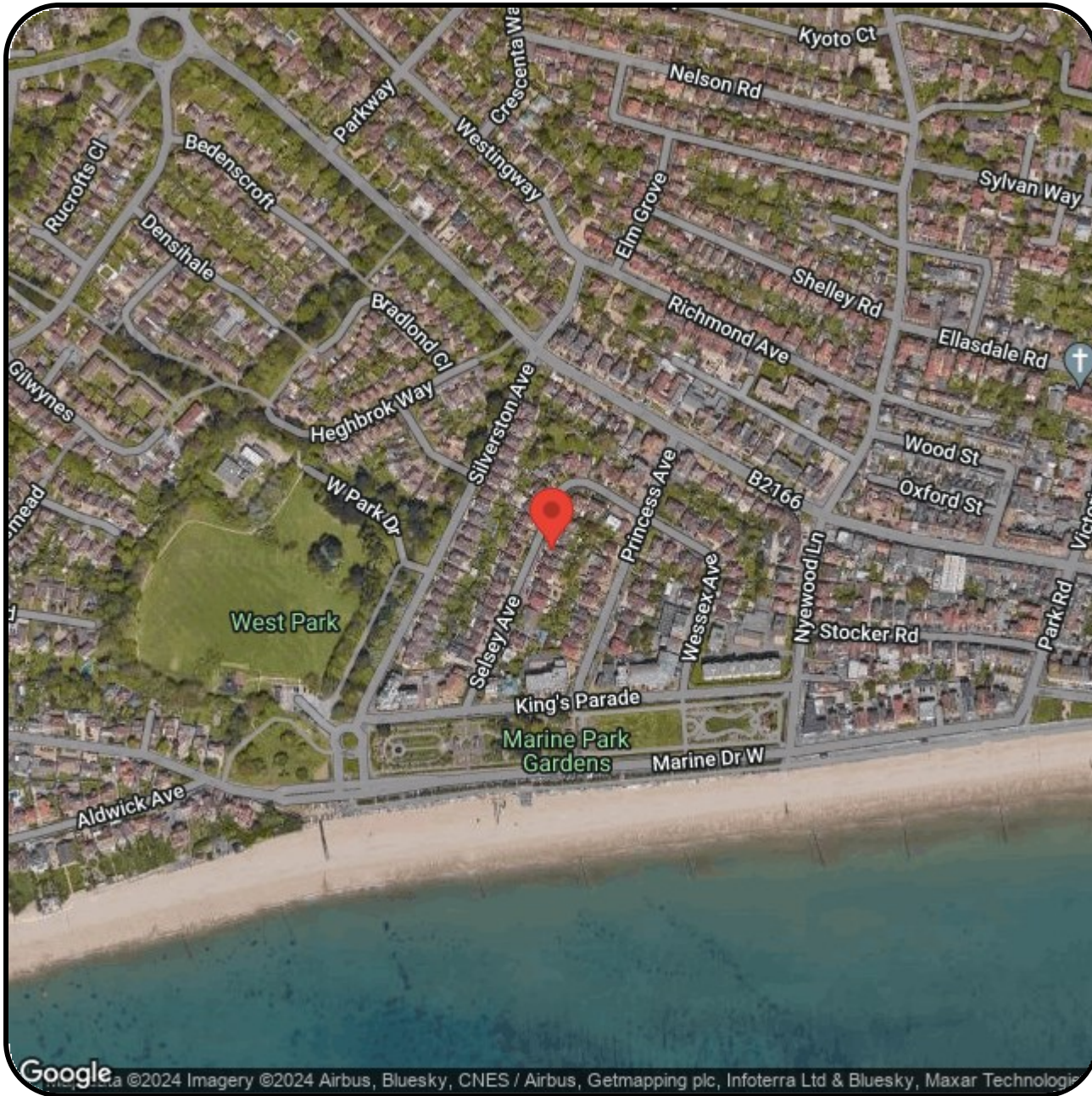


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND E

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





FARNDSELL

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Council Tax Band E