

9 Selsey Avenue, Aldwick, Bognor Regis, West Sussex, PO21 2QZ

£725,000

Freehold

**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
1389 sq.ft. (129.0 sq.m.) approx.



1ST FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 2405 sq.ft. (223.4 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 Appointed Detached Family House
- Large Kitchen/Breakfast Room and Snug Area
- Sitting Room with Large Bay and also Separate Dining Room
- 5 Double Bedrooms
- Study, Utility Room and Cloakroom
- Family Bathroom, Ensuite Shower Room and Guest Bathroom
- Off-Road Parking, Tandem Garage and Electric Car Charge Point
- Beautiful Rear Garden with Mature Planting and Patio Area
- uPVC Double Glazing and Gas Central Heating
- Situated Within 200 Yards of the Seafront



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





# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

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<http://www.fardells.com>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band F