

10 Outerwyke Avenue, Felpham, Bognor Regis, West Sussex, PO22 8JH

£800,000

Freehold

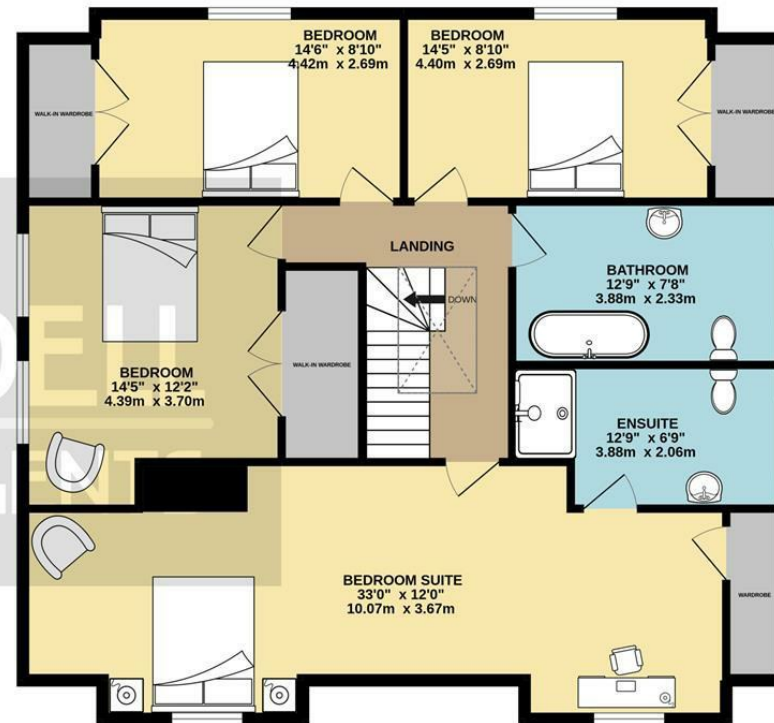
FARDELL
ESTATE AGENTS



GROUND FLOOR
1575 sq.ft. (146.3 sq.m.) approx.



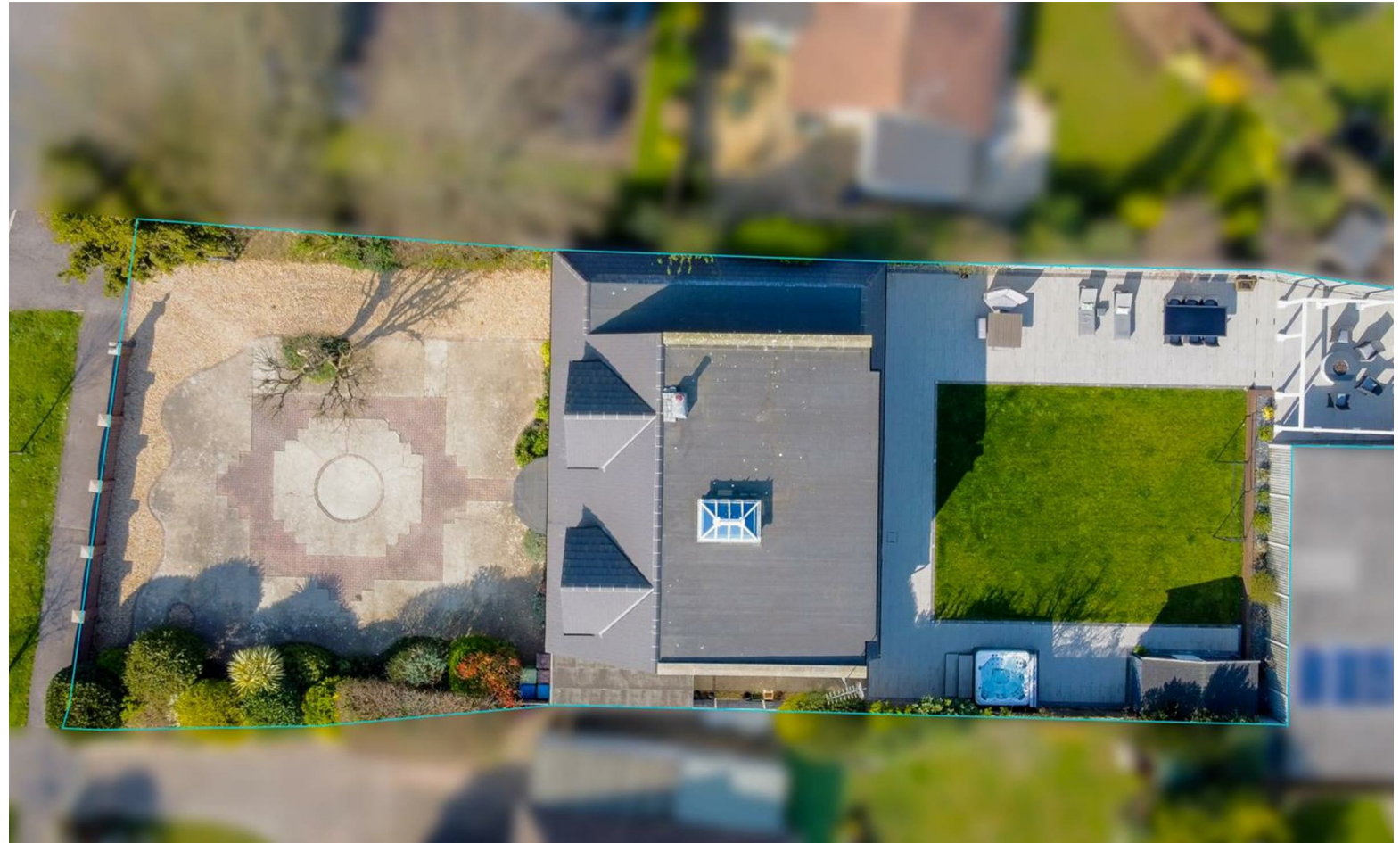
1ST FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 2707 sq.ft. (251.5 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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- **Stunning Large Detached House**
- **Breathtaking and Spacious Family Room/Hub**
- **Snug with Double Sided Log Burner**
- **Separate Sitting Room**
- **Hobbies Room and Study**
- **4 Double Bedrooms with Wardrobes**
- **Ensuite to Main Bedroom Suite, Family Bathroom and GF Shower Room**
- **Utility Room/Laundry**
- **Large Easterly Facing Rear Garden with Well-Designed Seating and Entertaining Areas**
- **Large Driveway and Parking leading to Integral Garage**

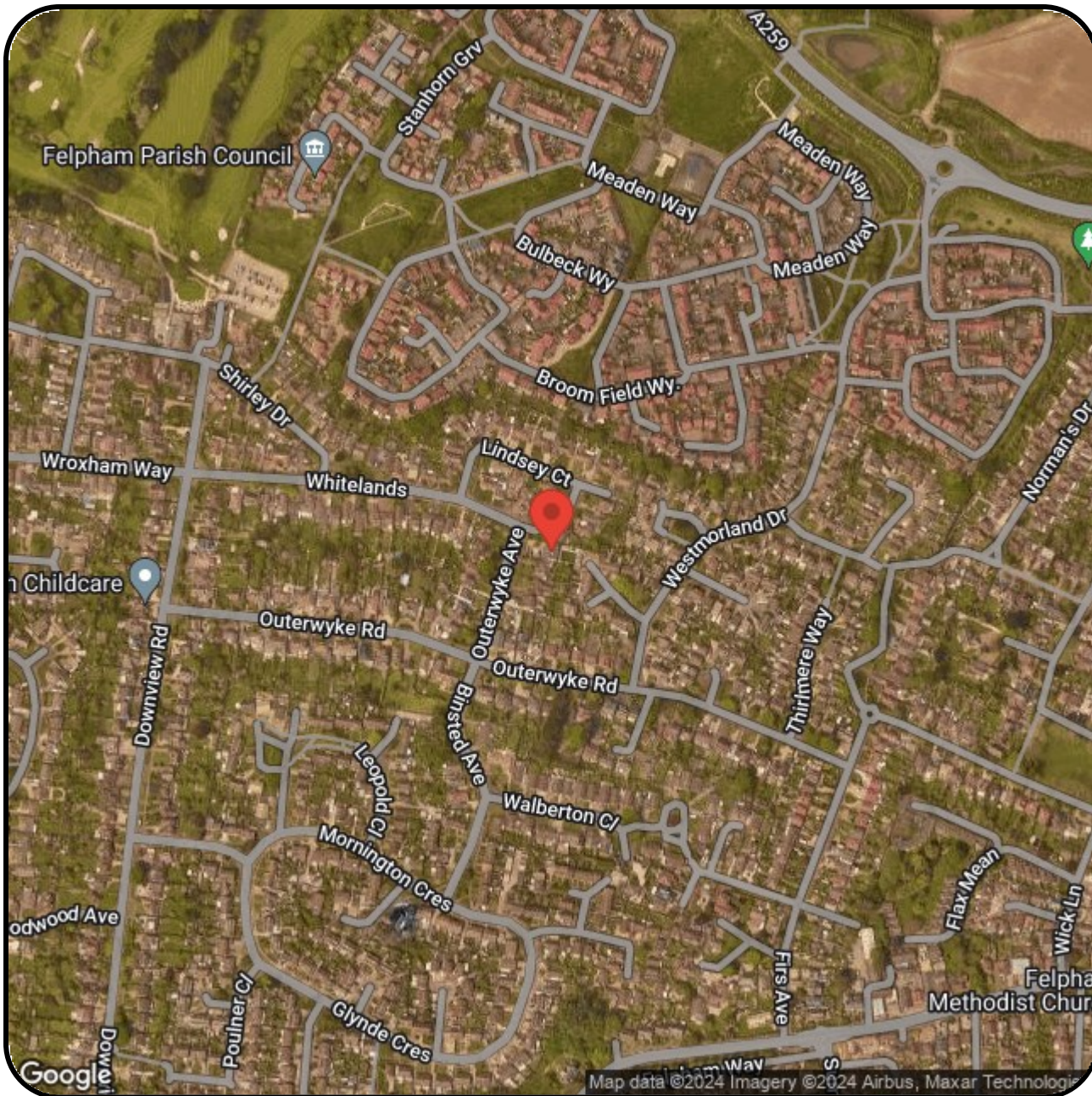


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND F

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





FARNDSELL

ESTATE AGENTS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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 F