

71 Lincoln Avenue, Rose Green, Bognor Regis, West Sussex, PO21 3EW

£450,000

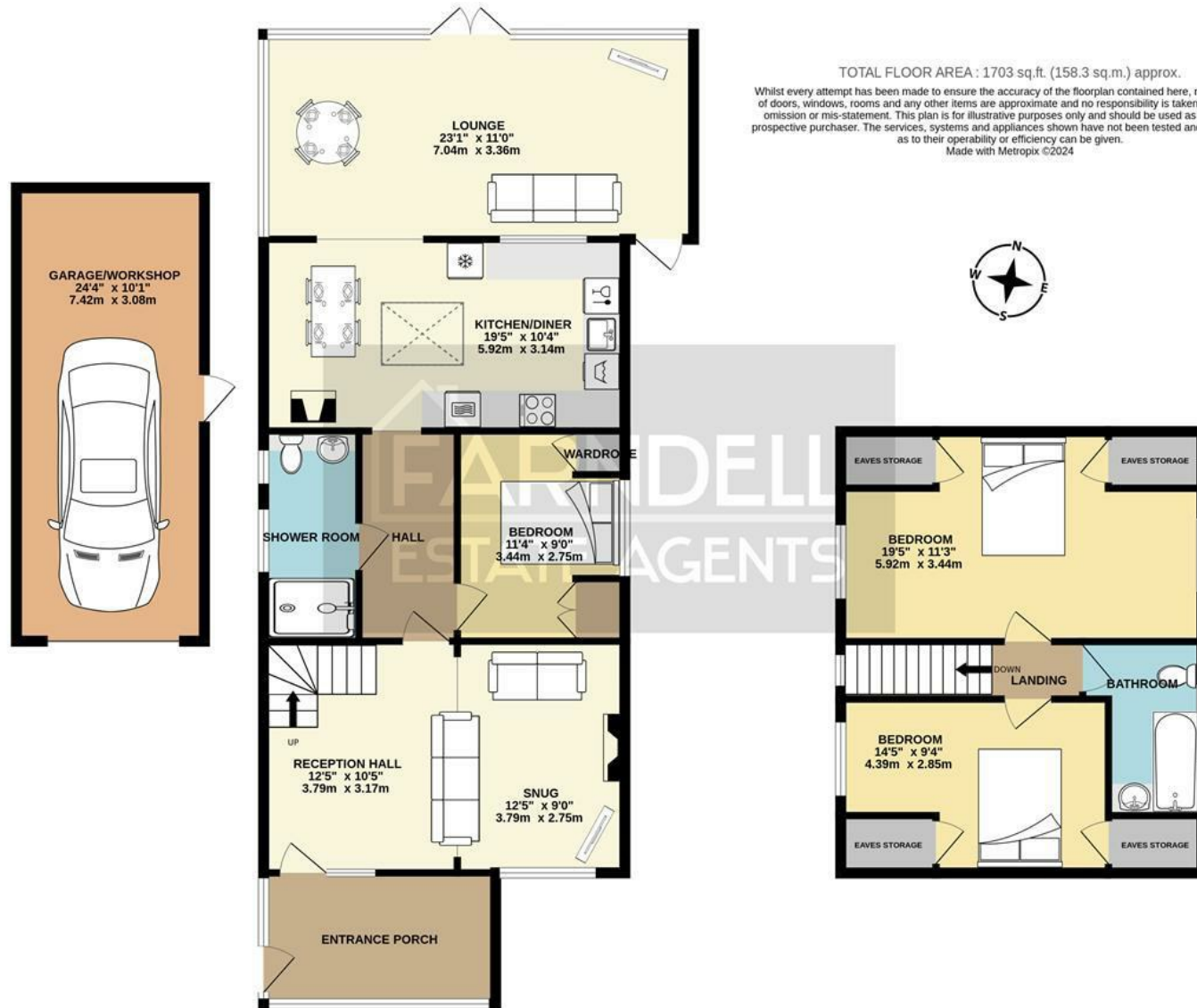
Freehold

FARNDSELL
ESTATE AGENTS



GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



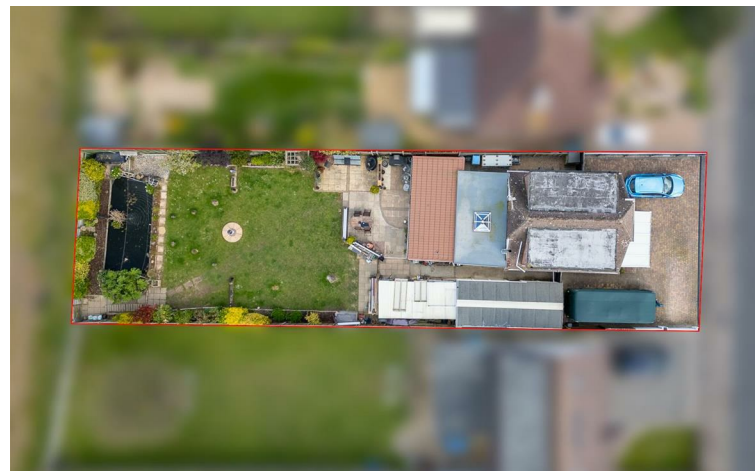
- Extended Detached Chalet with Far-Reaching Rural Views
- Large Rear-Aspect Lounge
- Modern Kitchen/Diner
- Reception Hall and Snug
- 3 Double Bedrooms (2 x 1st Floor, 1 x Ground Floor)
- Family Bathroom and Ground Floor Shower Room
- uPVC Double Glazing and Gas Central Heating
- Garage/Workshop and Off-Road Parking
- Landscaped Rear Garden backing into open Farmland
- Conveniently Situated within 800 yards of Local Shops and Schools

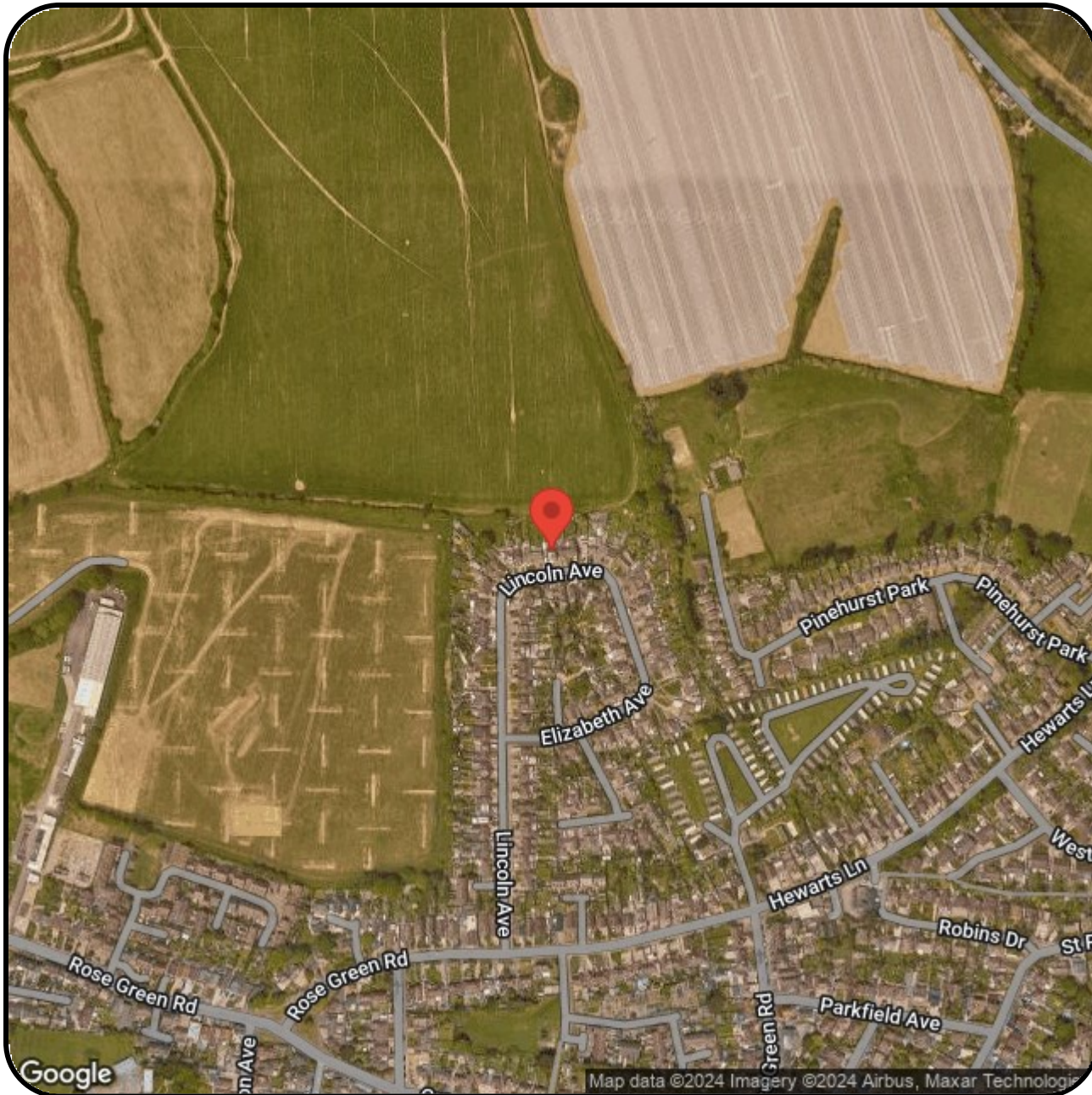


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND C

LOCAL AUTHORITY
Arun District Council
Tel: 01903 737500





FARNDSELL

ESTATE AGENTS

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Bognor Regis

West Sussex


PO21 2NW

01243 869991

sales@farndells.com

<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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 C