

7 Lakeland Avenue, Bersted Park, Bognor Regis, West Sussex, PO21 5FA

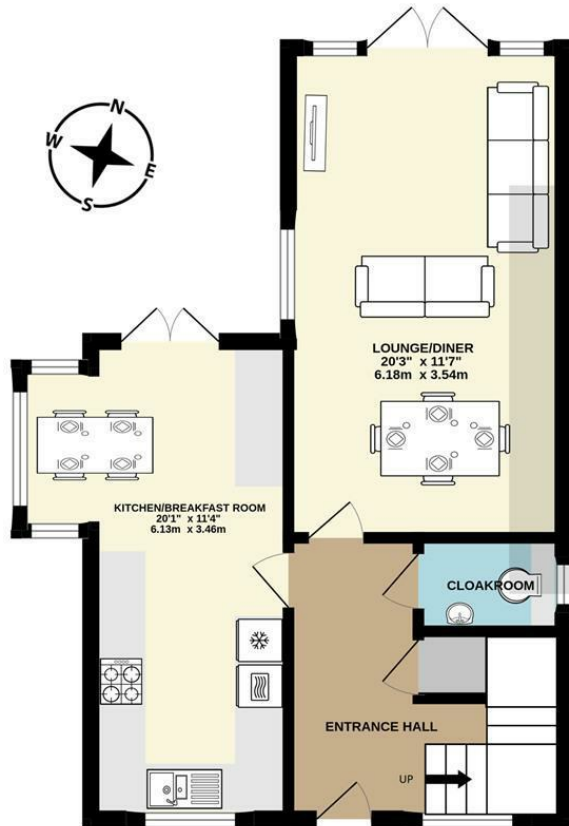
£410,000

Freehold

FARNDSELL
ESTATE AGENTS



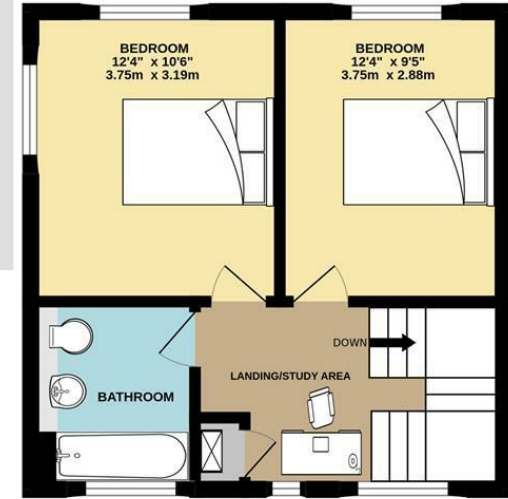
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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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- Executive Detached Town House offered with NO FORWARD CHAIN
- Built in 2016
- Spacious Lounge/Diner with Vaulted Ceiling
- Modern Kitchen/Breakfast Room
- 1st Floor Master Suite with Dressing Room and Ensuite
- 2 Further Double Bedrooms
- Family Bathroom and GF Cloakroom
- Drive and Garage
- Front and Rear Gardens
- uPVC Double Glazing and Gas Central Heating

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:

ESTATE CHARGES

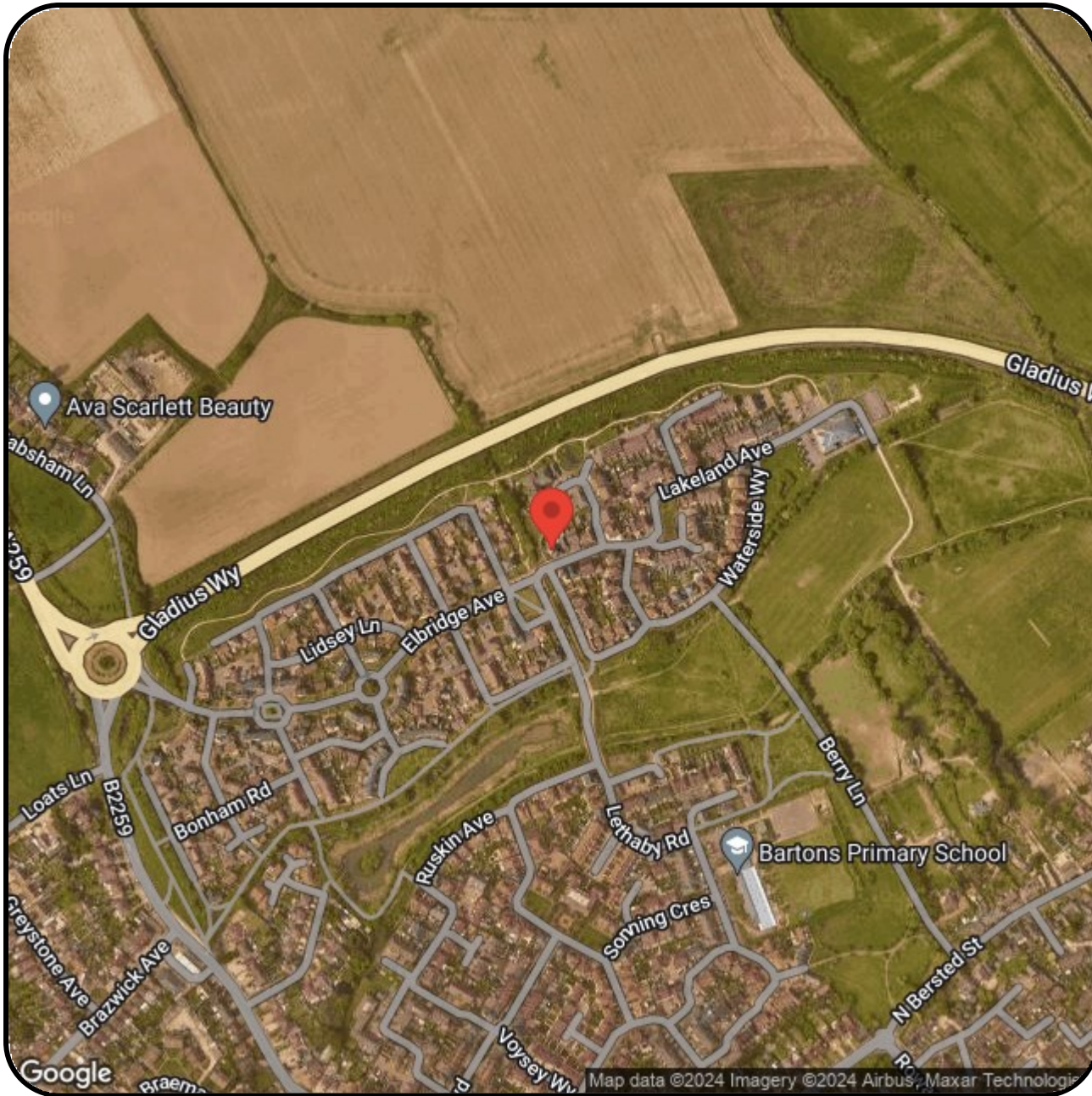
£175.00 per year

COUNCIL TAX BAND E

LOCAL AUTHORITY

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





FARDELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex


PO21 2NW

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sales@farndells.com

<http://www.farndells.com>

Energy Efficiency Rating

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