

50 Rose Green Road, Rose Green, Bognor Regis, West Sussex, PO21

3EP

£425,000

FARNDELL
ESTATE AGENTS



GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.

1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.

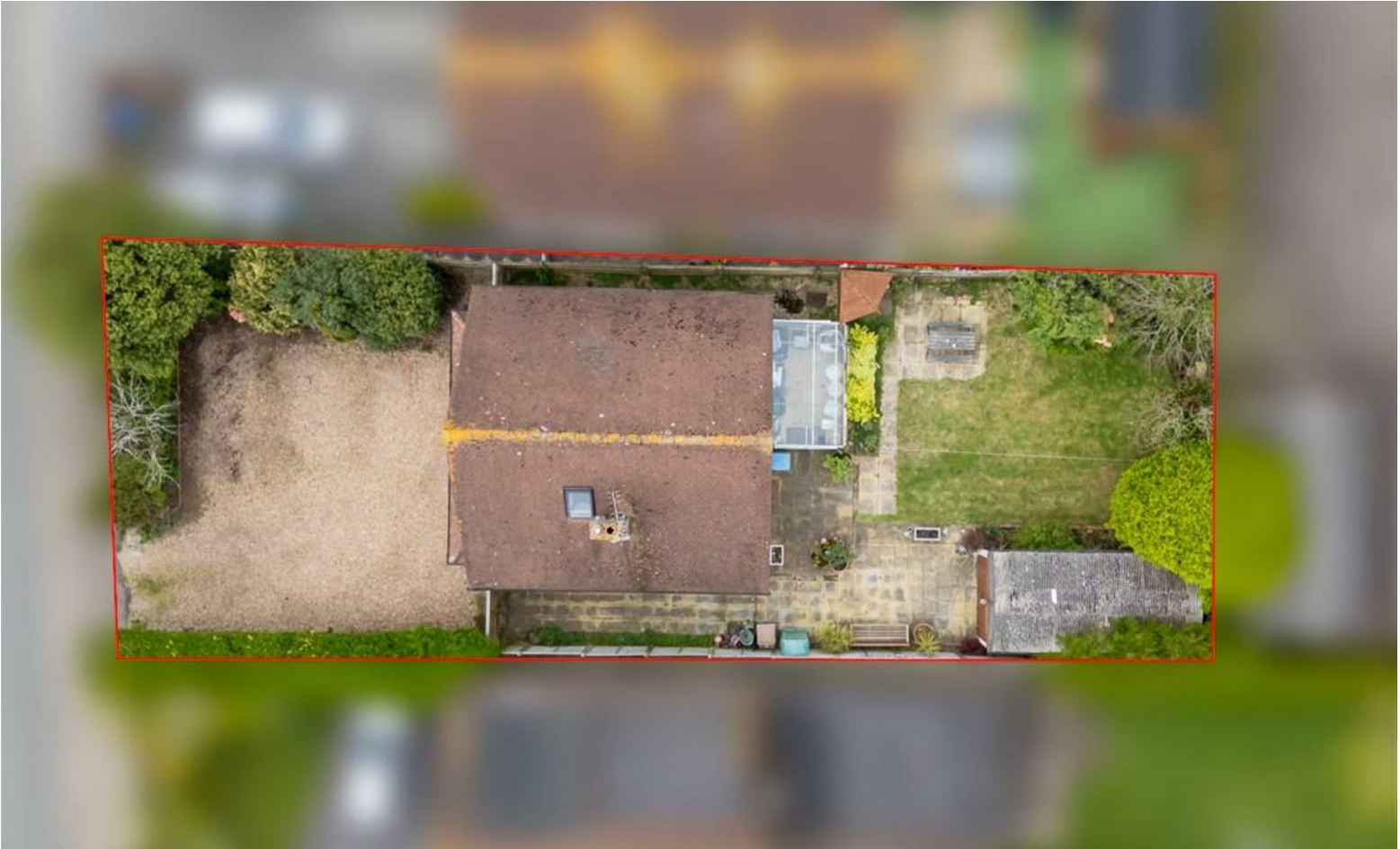


TOTAL FLOOR AREA : 1518 sq.ft. (141.0 sq.m.) approx.

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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- Charming Detached House
- Lounge with Bay Window
- Modern Kitchen leading into Dining Room with Log Burner
- Study/Snug
- 3 Bedrooms
- Ground Floor Shower Room, Upstairs Bathroom and separate Cloakroom
- Gravelled Off-Road Parking for Several Vehicles
- Lawned Rear Garden with Mature Planting and Workshop
- uPVC Double Glazing and Gas Central Heating
- Conveniently Situated within 400 Yards of Rose Green Village Centre



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 D

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



FARNDSELL

ESTATE AGENTS

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West Sussex

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Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (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 D