

2 Henfield Way, Flansham Park, Bognor Regis, West Sussex, PO22 6QL

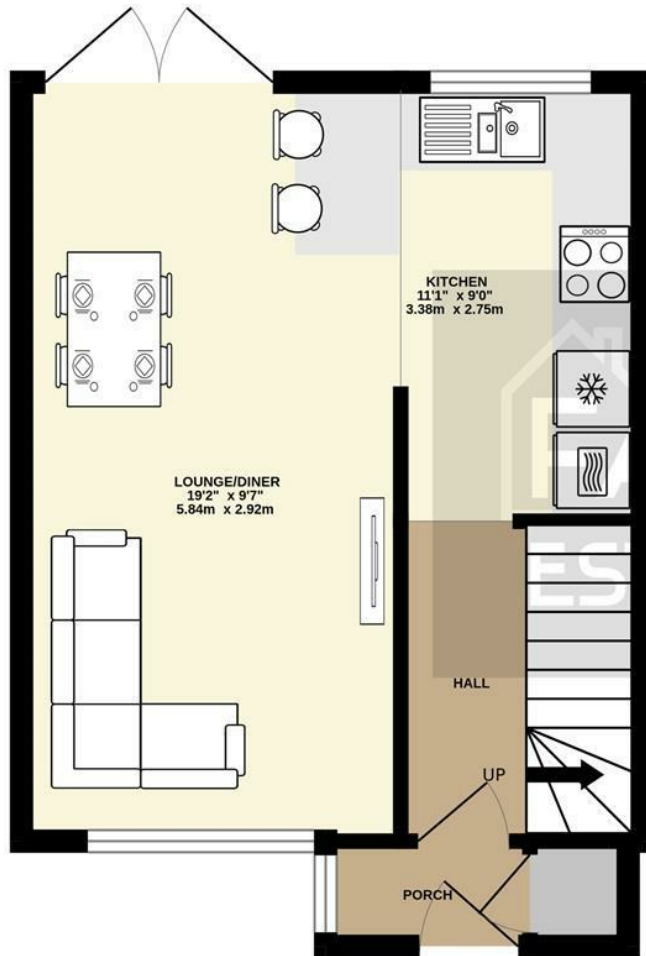
£300,000

Freehold

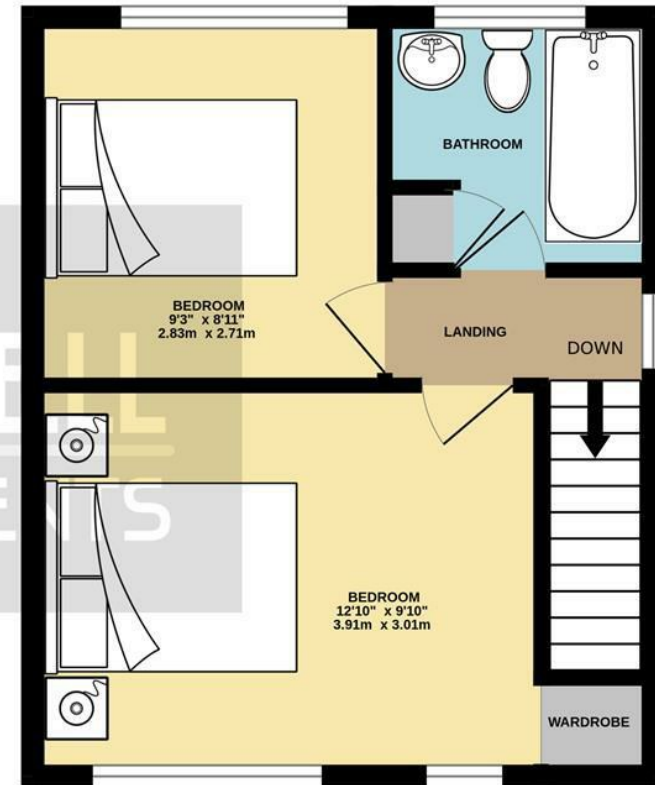
FARNDSELL
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GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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- Much Improved End-of-Terrace House
- Stunning Open-Plan Lounge/Diner and Kitchen
- 2 Double Bedrooms
- Family Bathroom
- uPVC Double Glazing and Gas Central Heating
- Generous South-Facing Rear Garden
- Garage in Compound and Potential for Off-Road Parking (Subject to Permissions)
- Conveniently Situated within 800 Yards of Middleton-on-Sea Village Centre and Bishop Tuffnell Primary School
- Local Bus Services pass adjacent to the property



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, Arun Civic Centre,
 Maltravers Road, Littlehampton,
 West Sussex, BN17 5LF





FARNDSELL

ESTATE AGENTS

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Bognor Regis

West Sussex

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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