

59 Lakeland Avenue, North Bersted, Bognor Regis, West Sussex, PO21 5FA

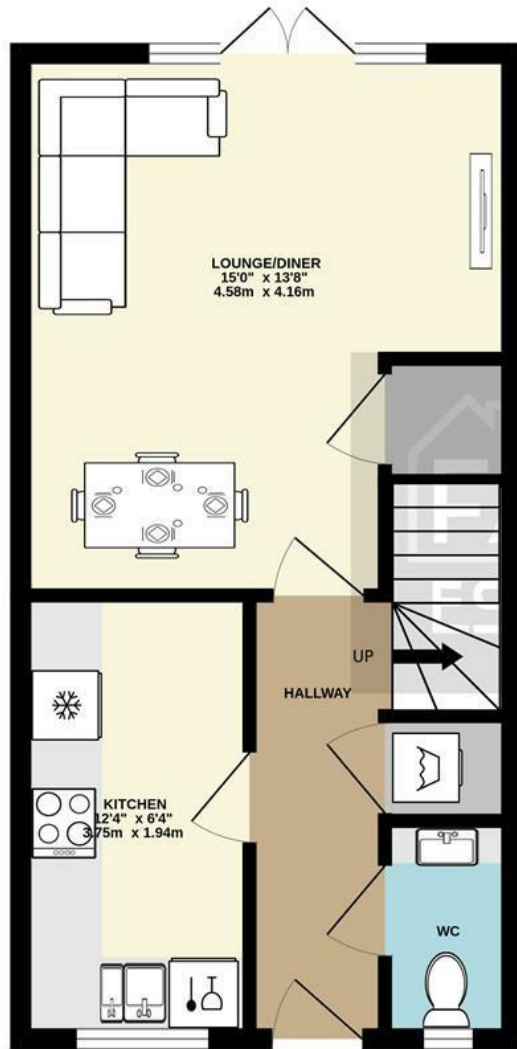
£300,000

Freehold

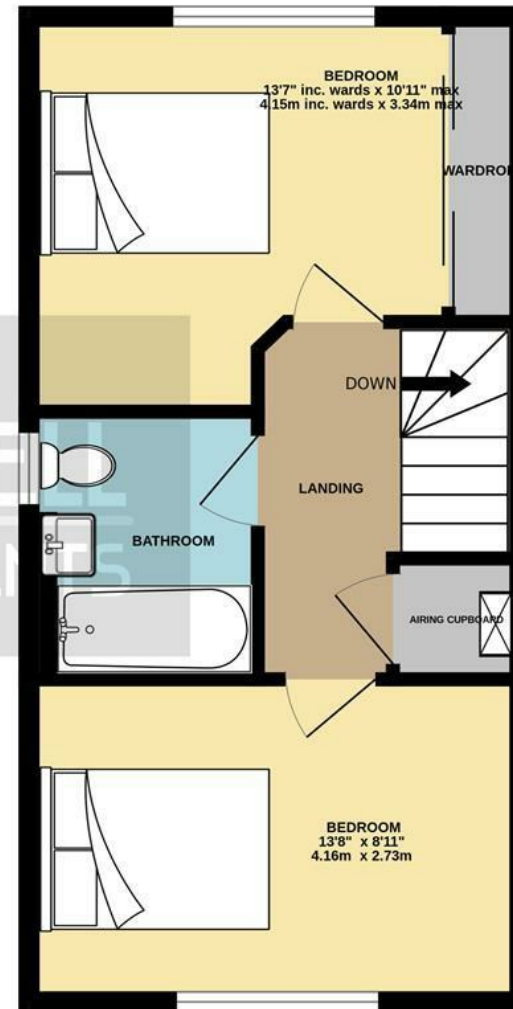
FARNDSELL
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GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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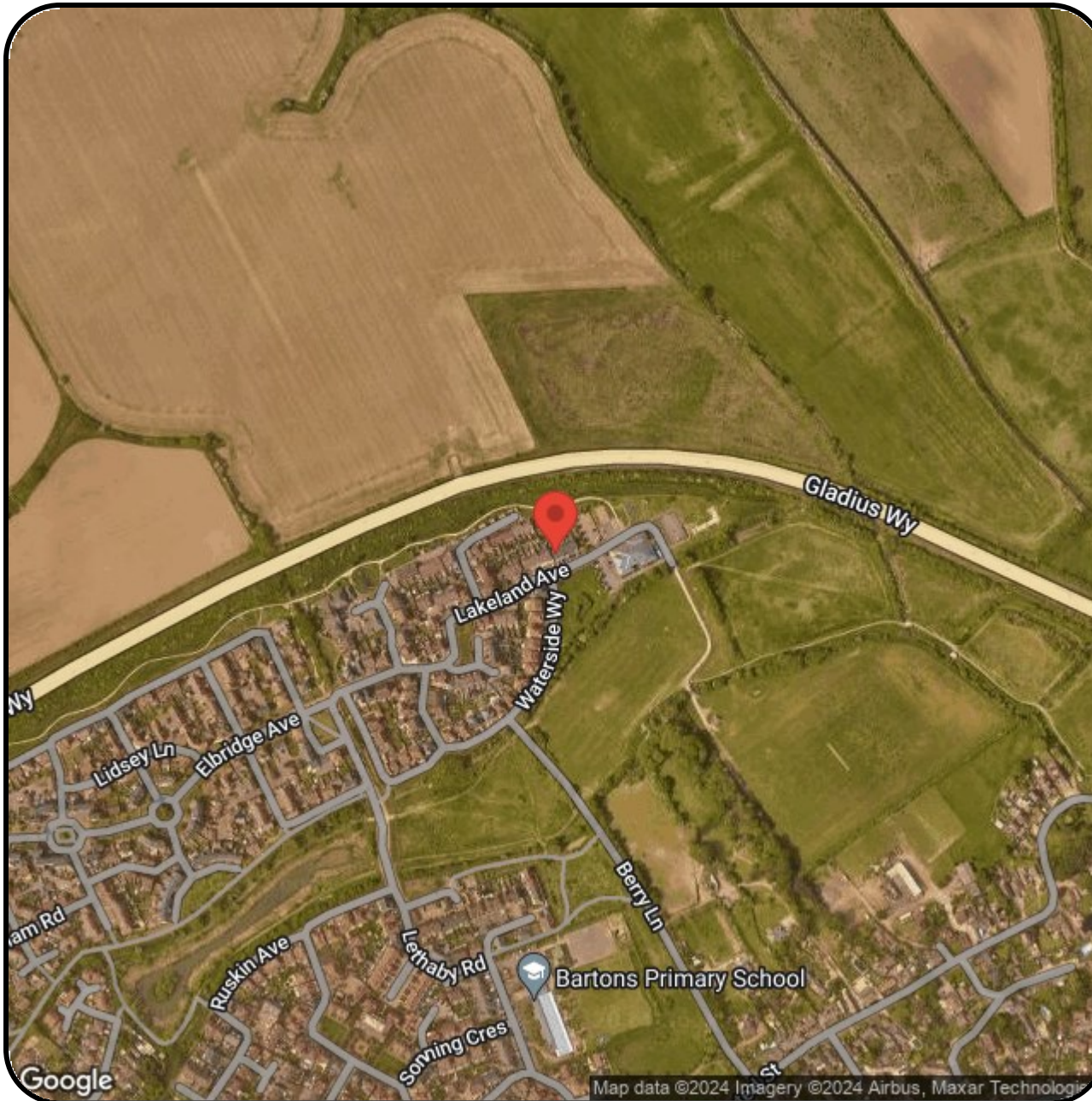
- Immaculate End-of-Terrace House built in 2016
- Modern Kitchen to Front
- Lounge/Diner opening to Rear Garden
- 2 Double Bedrooms
- Family Bathroom and Ground Floor Cloakroom
- Low Maintenance Rear Garden
- 2 Allocated Parking Spaces
- uPVC Double Glazing and Gas Central Heating
- Pleasant Outlook over open Grassland
- Conveniently Situated for Schools, Playparks and Community 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 C

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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<http://www.farndells.com>

Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 95 |
| (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 C