

22 Ashurst Close, North Bersted, Bognor Regis, West Sussex, PO21 5UJ

£350,000

Freehold

FARNDSELL
ESTATE AGENTS



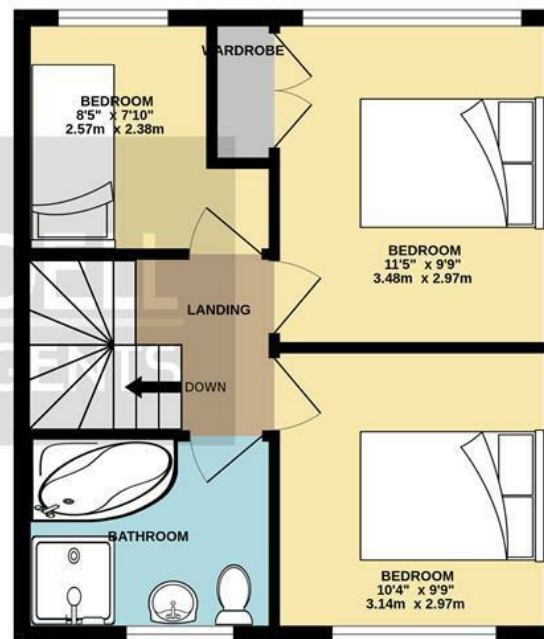
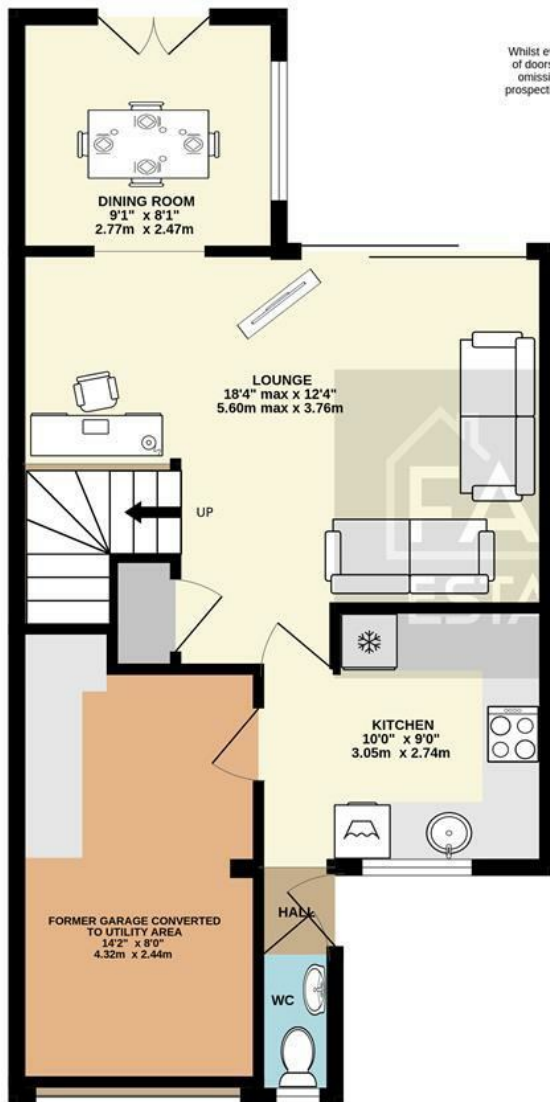
GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.

TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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- Extended Semi-Detached House
- Large Rear-Aspect Lounge
- Separate Dining Room
- Modern Kitchen
- 3 Bedrooms (2 Double, 1 Single)
- Modern Family Bathroom and Ground Floor Cloakroom
- Garage converted into Utility Room
- Feature Rear Garden perfect for Entertaining
- uPVC Double Glazing and Gas Central Heating
- Driveway

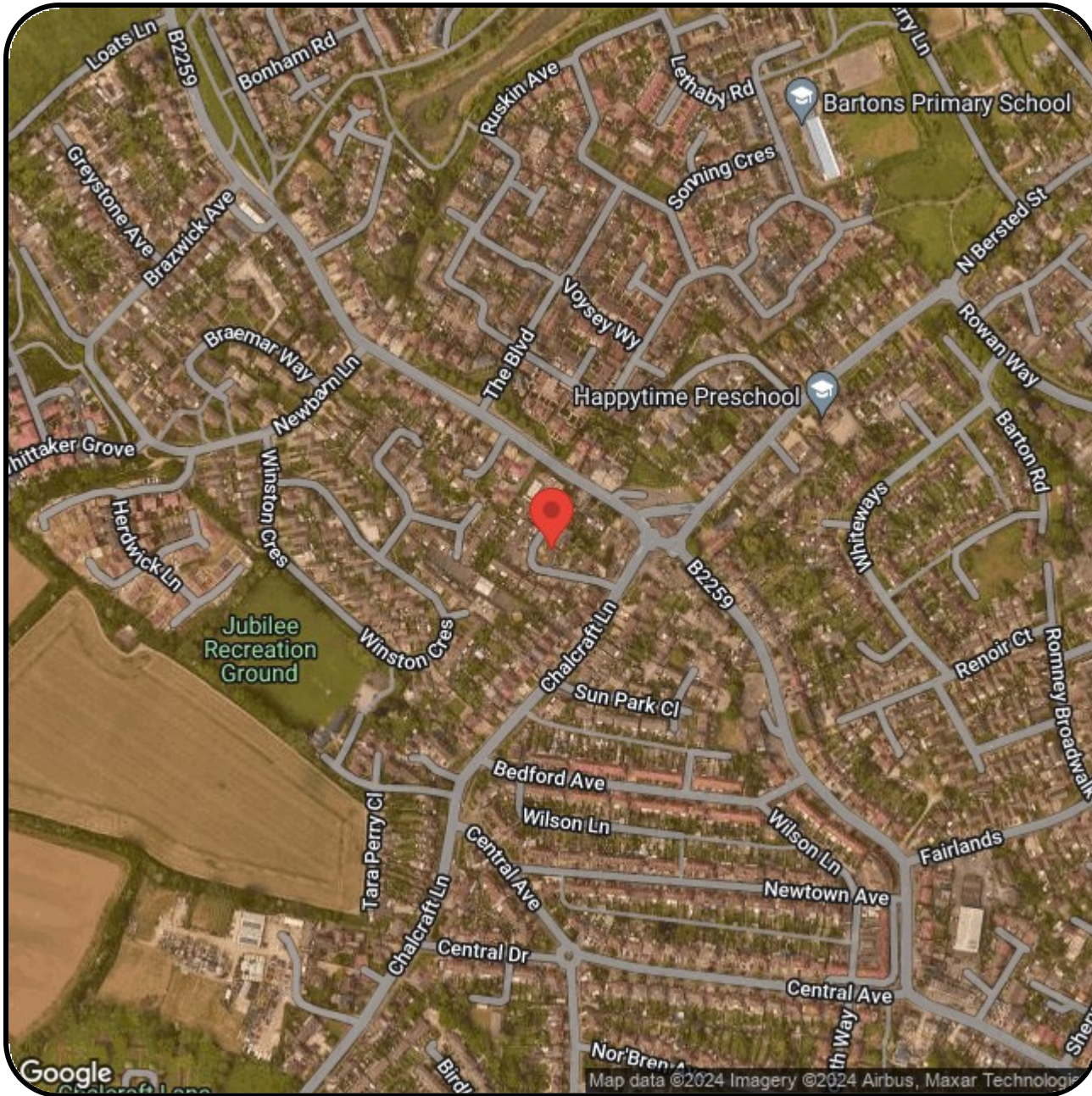
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND C

LOCAL AUTHORITY

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





FARDELL

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 | | 85 |
| (69-80) C | 71 | |
| (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