

111 Felpham Way, Felpham, Bognor Regis, West Sussex, PO22 8QB

£500,000

Freehold



GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 2059 sq.ft. (191.2 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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- Substantial Detached House Requiring Updating
- Open-Plan Lounge and Dining Room
- Kitchen and Utility Room
- 6 Double Bedrooms
- 2 Bathrooms and 1 Shower Room
- Large Plot extending to over 1/4 of an Acre
- Double Glazing and Gas Central Heating
- Potential for an Annexe, Plot or Extending (Subject to Planning)
- Driveway and Garage
- Conveniently Situated within 800 Yards of Felpham Village Centre



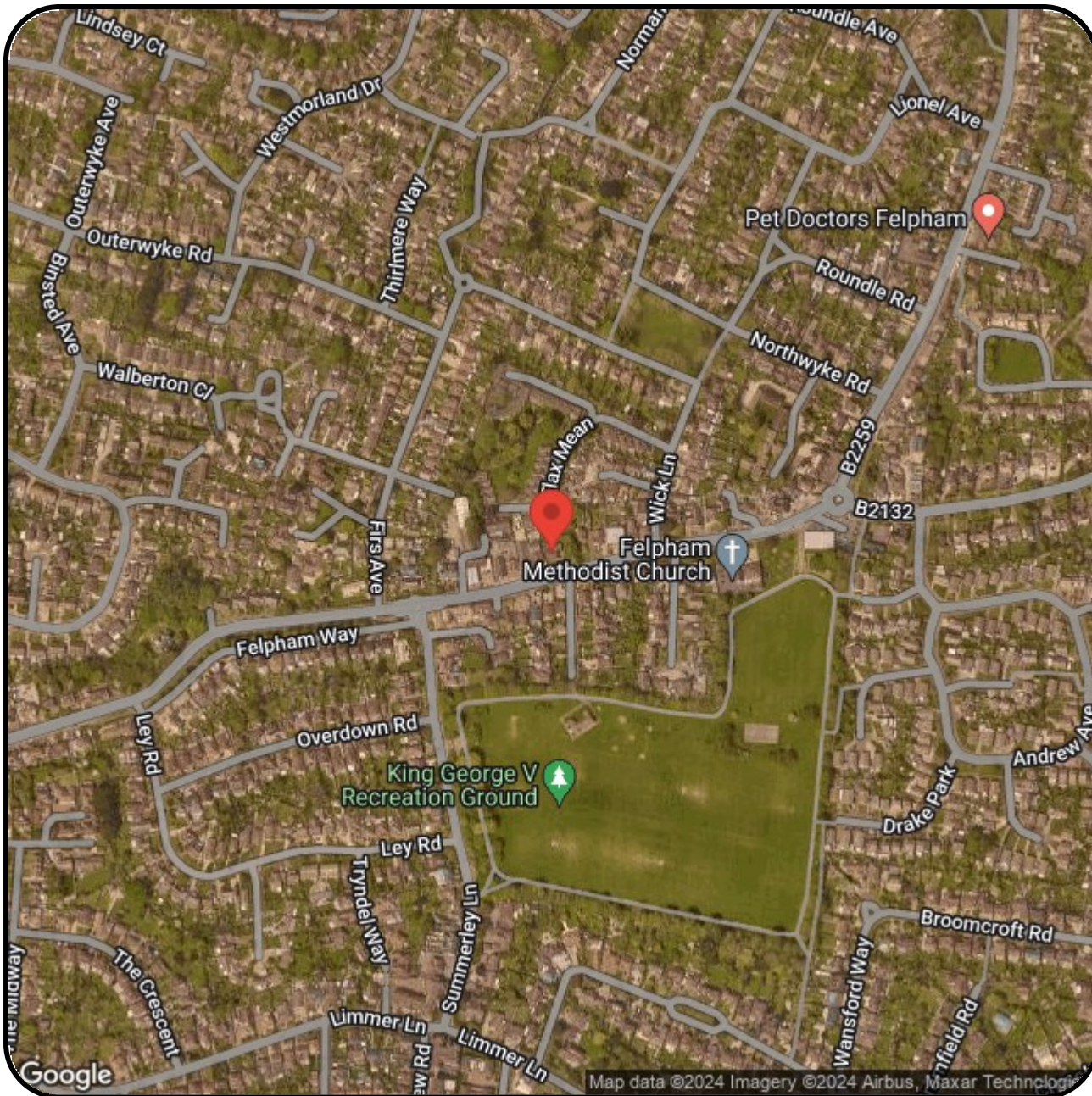
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND E

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		79
(69-80) C	65	
(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