

3 Warwick Close, Nyetimber, Bognor Regis, West Sussex, PO21 3JJ

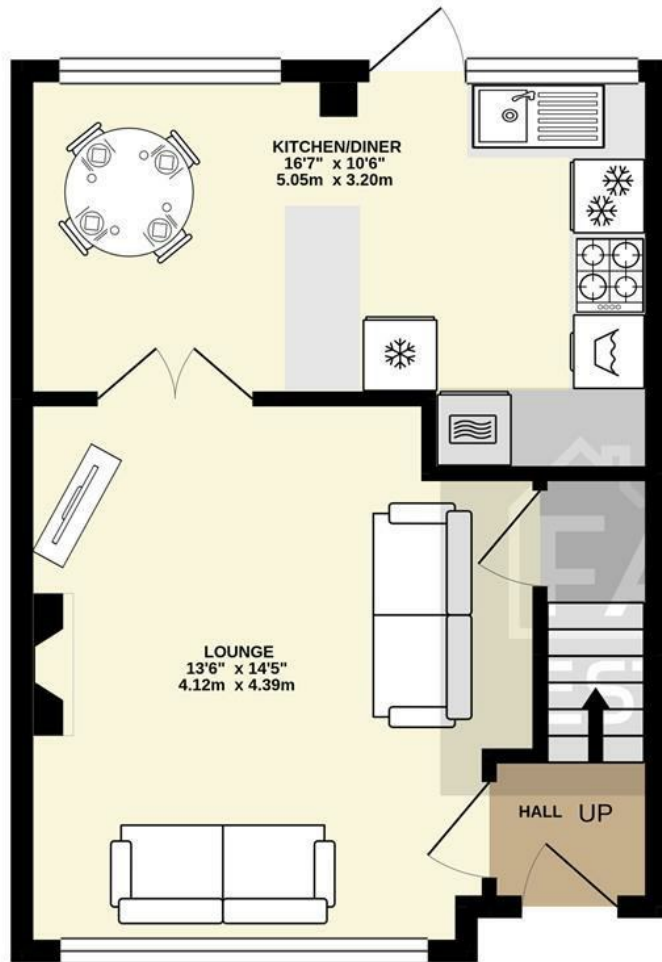
£325,000

Freehold

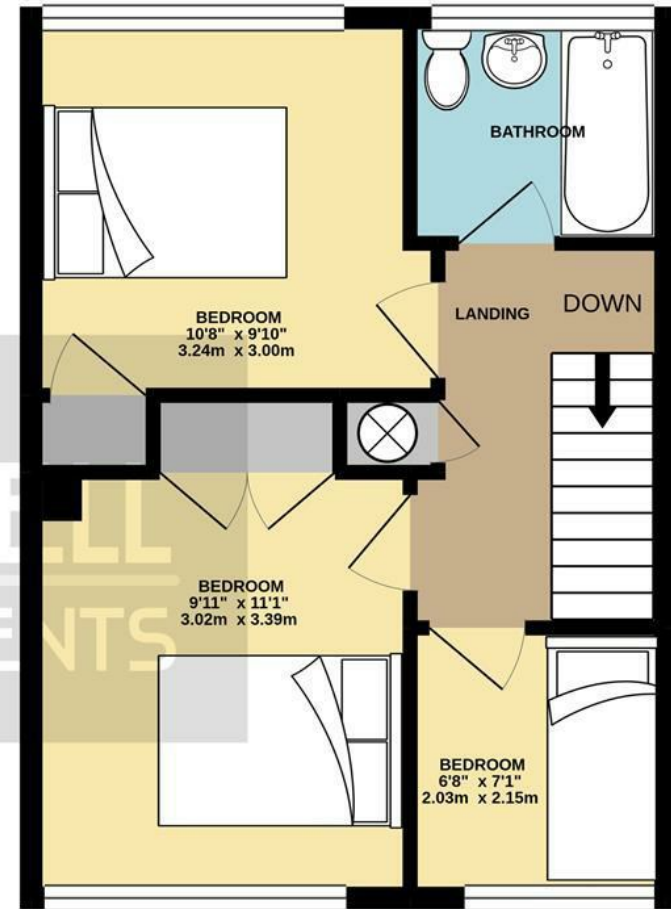
FARNDSELL
ESTATE AGENTS



GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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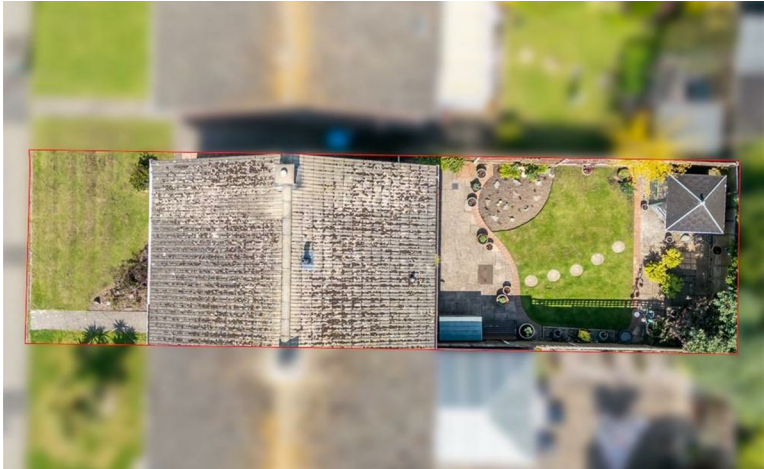
- Semi-Detached Family House
- Lounge with doors to Kitchen/Diner
- 3 Bedrooms
- Family Bathroom
- Well-Maintained Front and Rear Gardens
- uPVC Double Glazing and Gas Central Heating
- Garage in Adjacent Compound
- Conveniently Located for Local Schools, Shops, Bus Routes and Pubs
- Ideal Family Home



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





FARDELL

ESTATE AGENTS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band C