

36 Mackintosh Drive, Bersted Park, Bognor Regis, West Sussex, PO21 5DX

£480,000

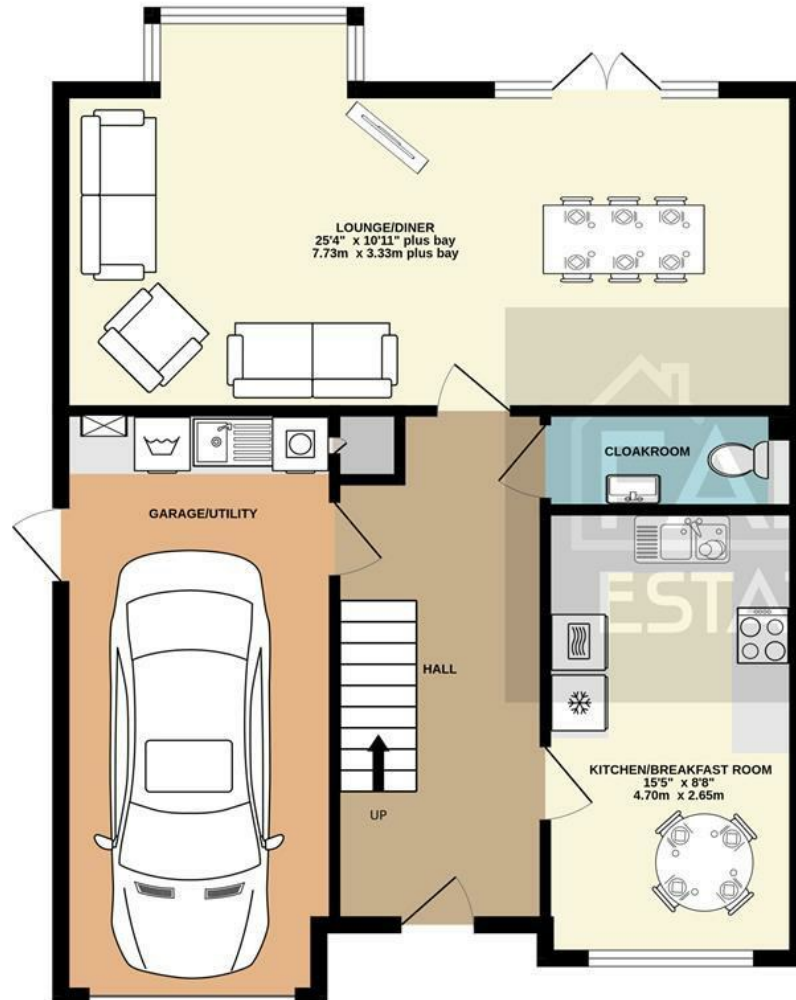
Freehold

**FARNDSELL**  
ESTATE AGENTS

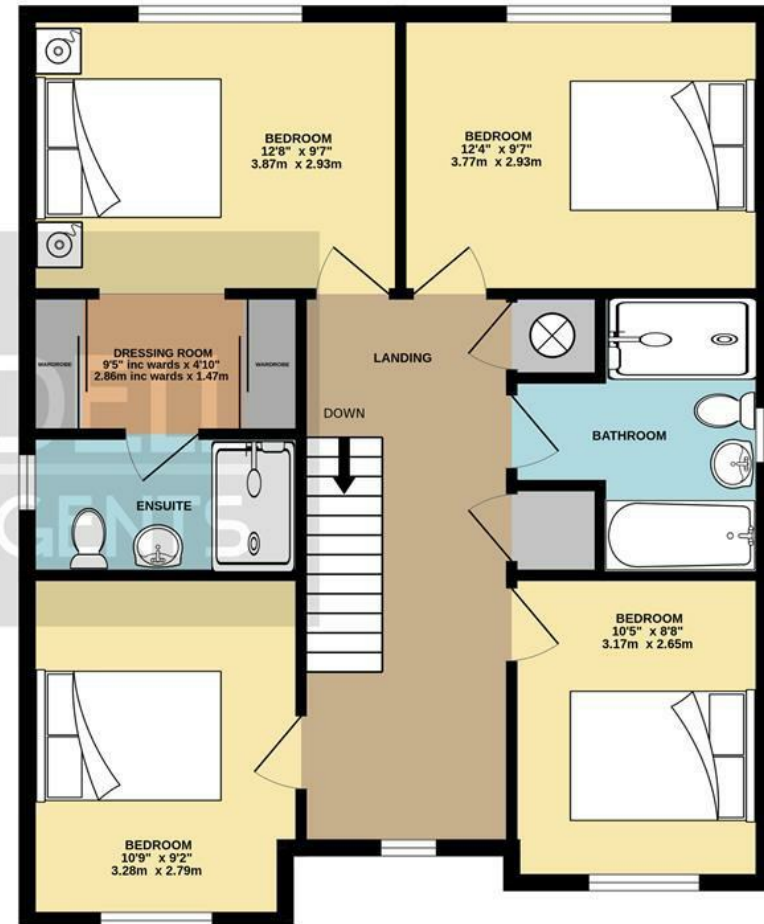




GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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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- Detached Family House built in 2013
- Large Lounge/Diner opening onto Garden
- Modern Kitchen/Breakfast Room
- 4 Double Bedrooms
- Master Suite with Dressing Room and Ensuite
- 4-Piece Family Bathroom and Cloakroom
- Driveway and Integral Garage with Utility Area
- uPVC Double Glazing and Gas Central Heating
- Small Front Garden and South-Easterly Facing Rear Garden
- Convenient Location within 3 miles of Bognor Regis and 6 miles from Chichester

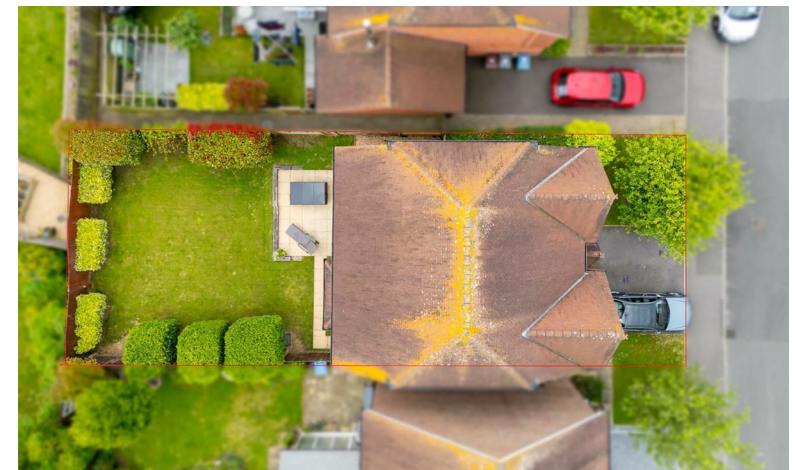


The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

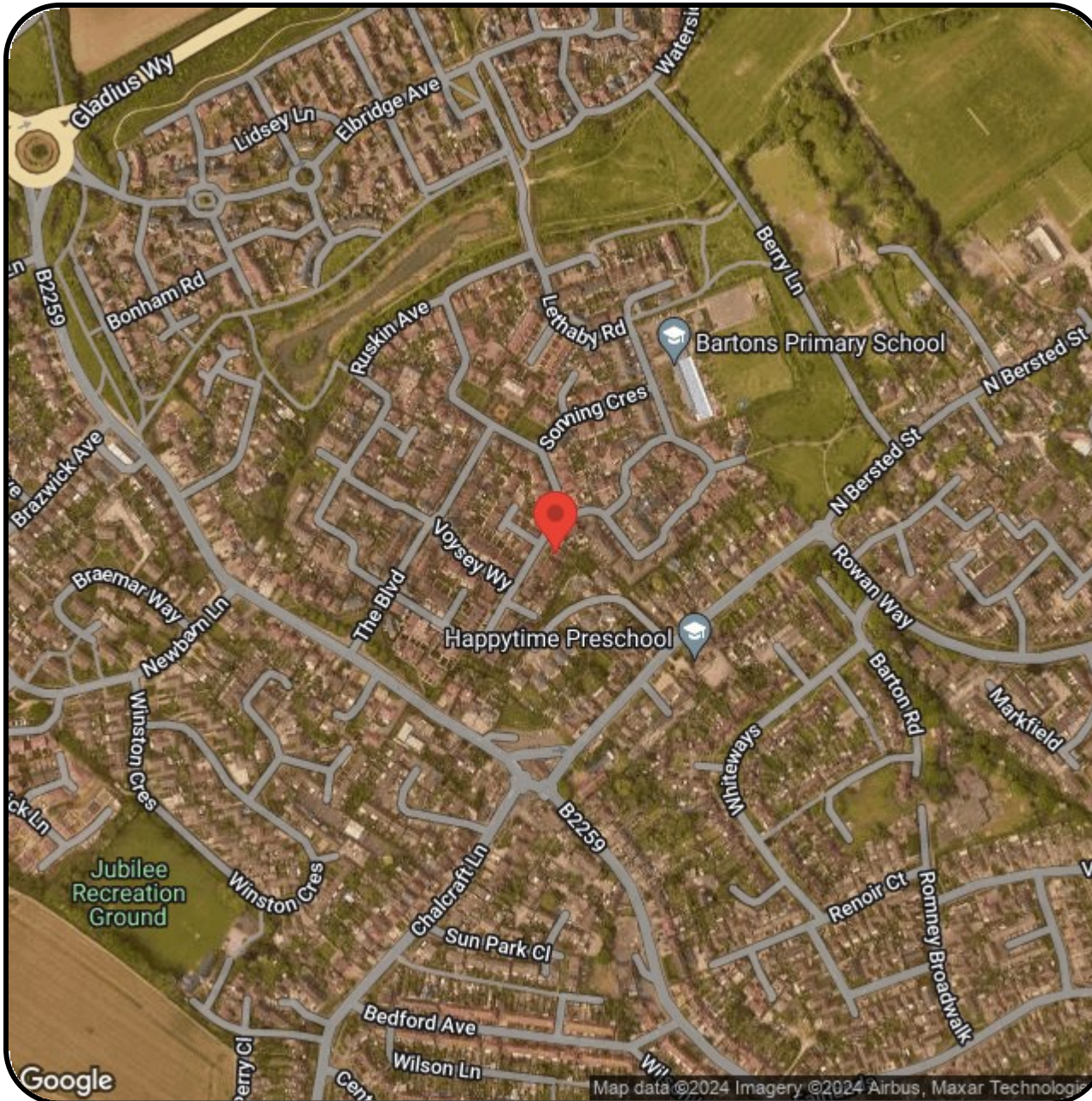
ESTATE CHARGE - £170.00 per annum

COUNCIL TAX BAND E

LOCAL AUTHORITY  
Arun District Council  
Tel: 01903 737500







# FARDELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

sales@fardells.com

<http://www.fardells.com>

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band E