

'Arne', 24 Sefton Avenue, Rose Green, Bognor Regis, West Sussex, PO21 3BN

£565,000

Freehold

FARNDSELL
ESTATE AGENTS



GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 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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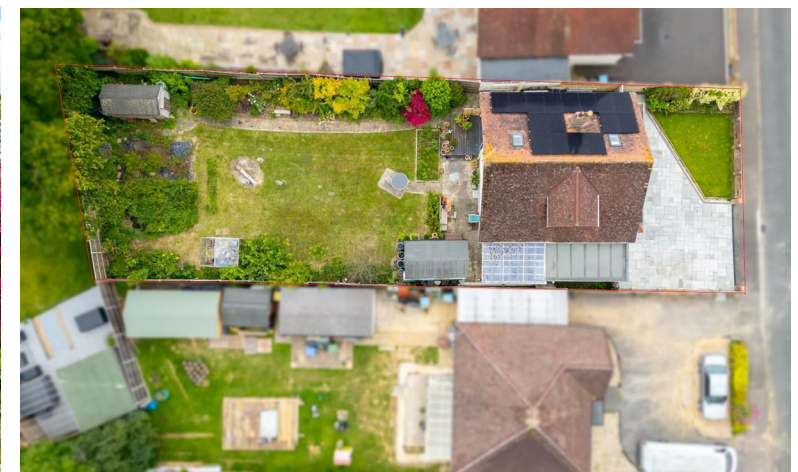


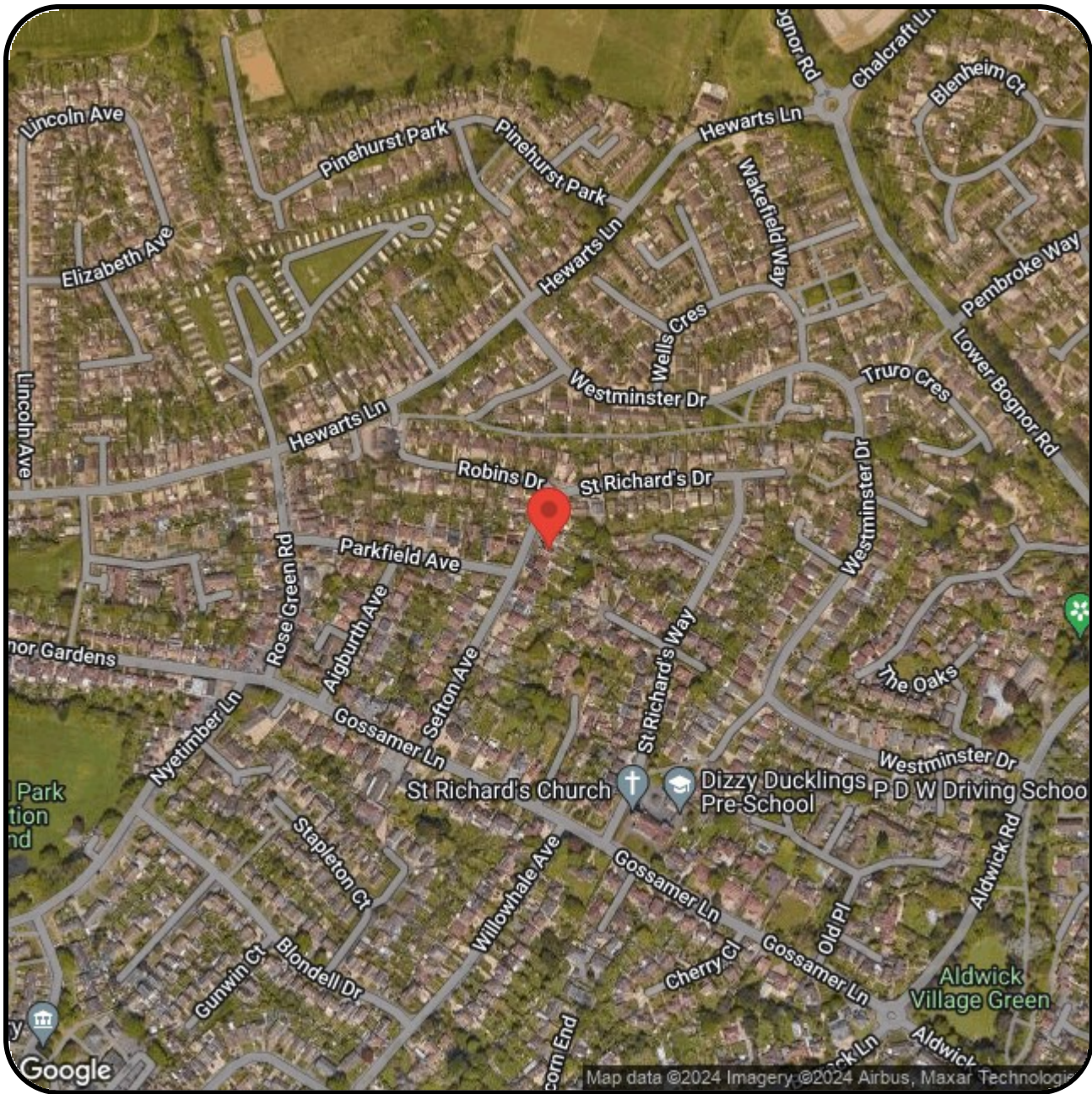
- Spacious Detached Chalet offering up to 4 Double Bedrooms
- Lounge/Diner with bi-fold doors to Rear Garden
- Modern Kitchen
- Family Bathroom and Ground Floor Shower Room
- Paved Driveway leading to Garage and EV Charging Point
- Large Rear Garden laid to Lawn with Mature Planting
- uPVC Double Glazing and Gas Central Heating
- 7kW Solar Panels and 9.5kW Battery Storage
- Very Good Condition Throughout
- Convenient Location within 400 Yards of Rose Green Village Centre and Bus Routes

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
 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	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band E