

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

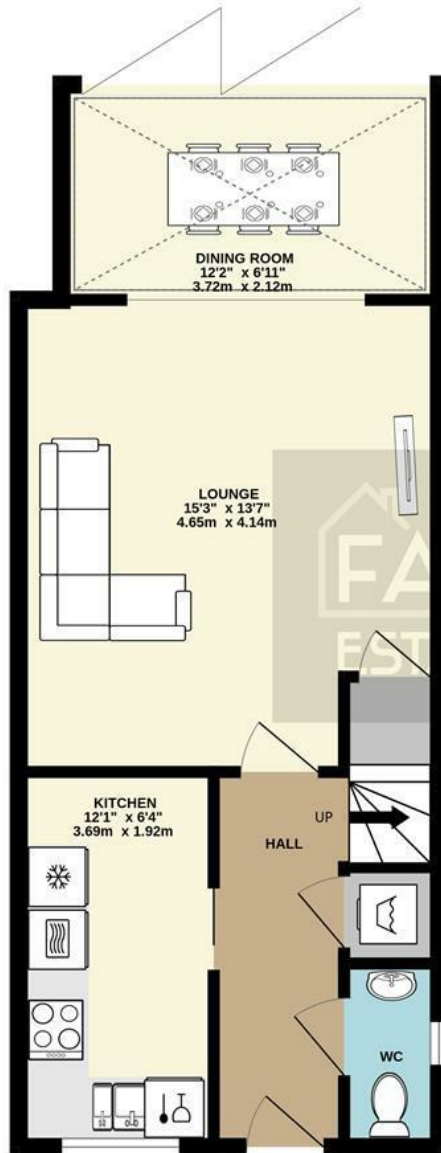
£320,000

Freehold

**FARNDSELL**  
ESTATE AGENTS



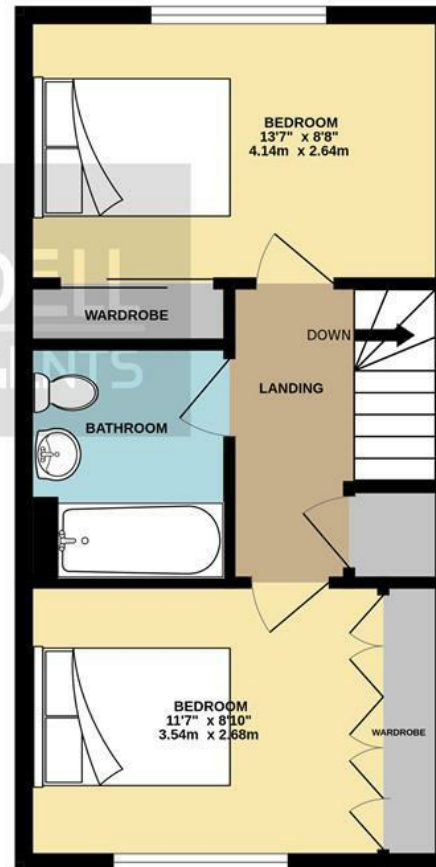
GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

TOTAL FLOOR AREA : 827 sq.ft. (76.8 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 End-of-Terrace House offered with NO FORWARD CHAIN
- Lounge
- Dining Room with Bi-Fold Doors and Large Lantern
- Modern Kitchen
- 2 Double Bedrooms with built-in Wardrobes
- Family Bathroom and Cloakroom
- uPVC Double Glazing and Gas Central Heating
- Feature Low-Maintenance Rear Garden
- Allocated Parking
- Cul-de-Sac Location

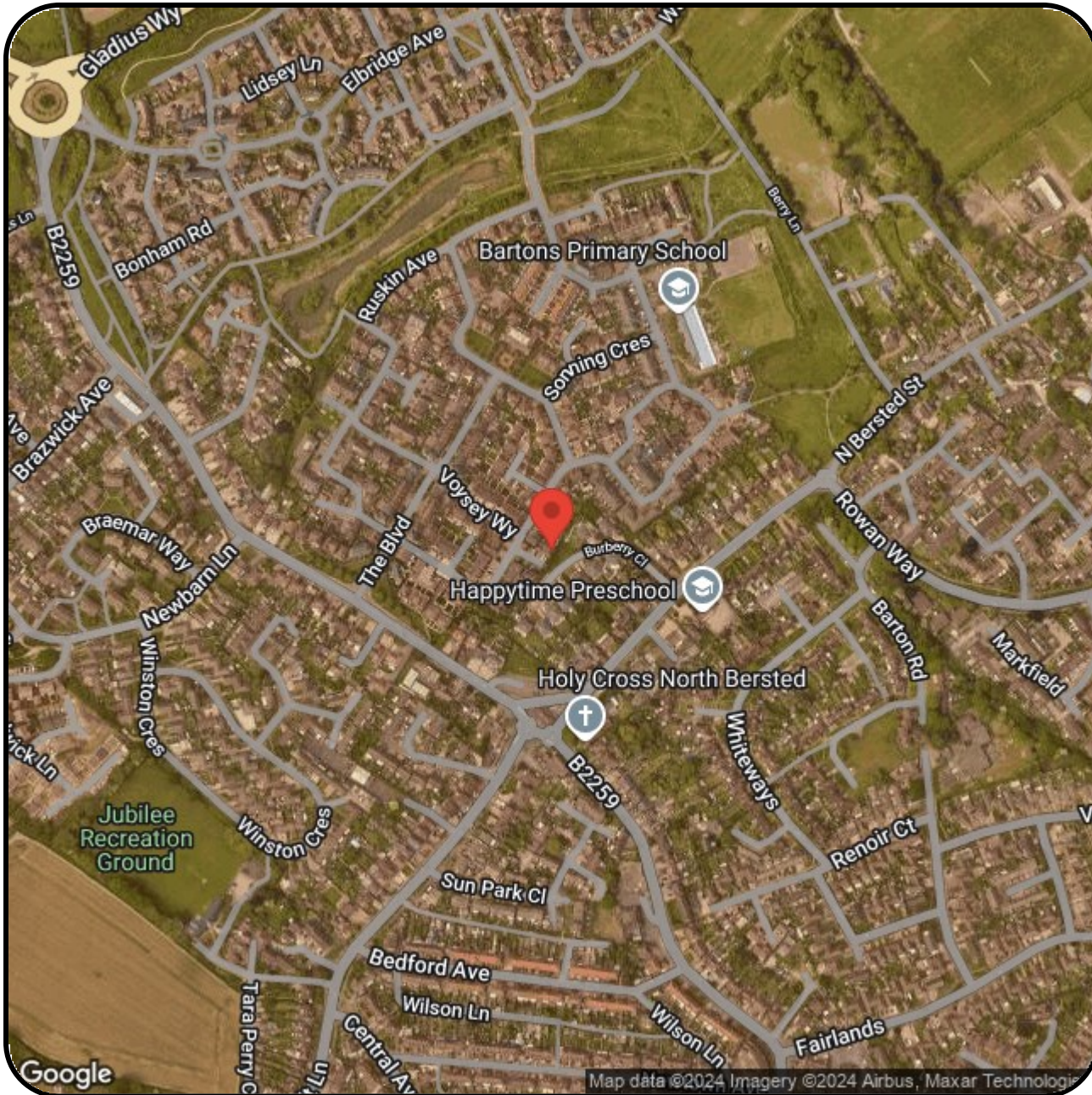
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

ESTATE CHARGE - £200.00 per annum

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

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>		
(69-80) <b>C</b>	<b>76</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 C