

44 Rose Green Road, Rose Green, Bognor Regis, West Sussex, PO21 3EP

£550,000

Freehold

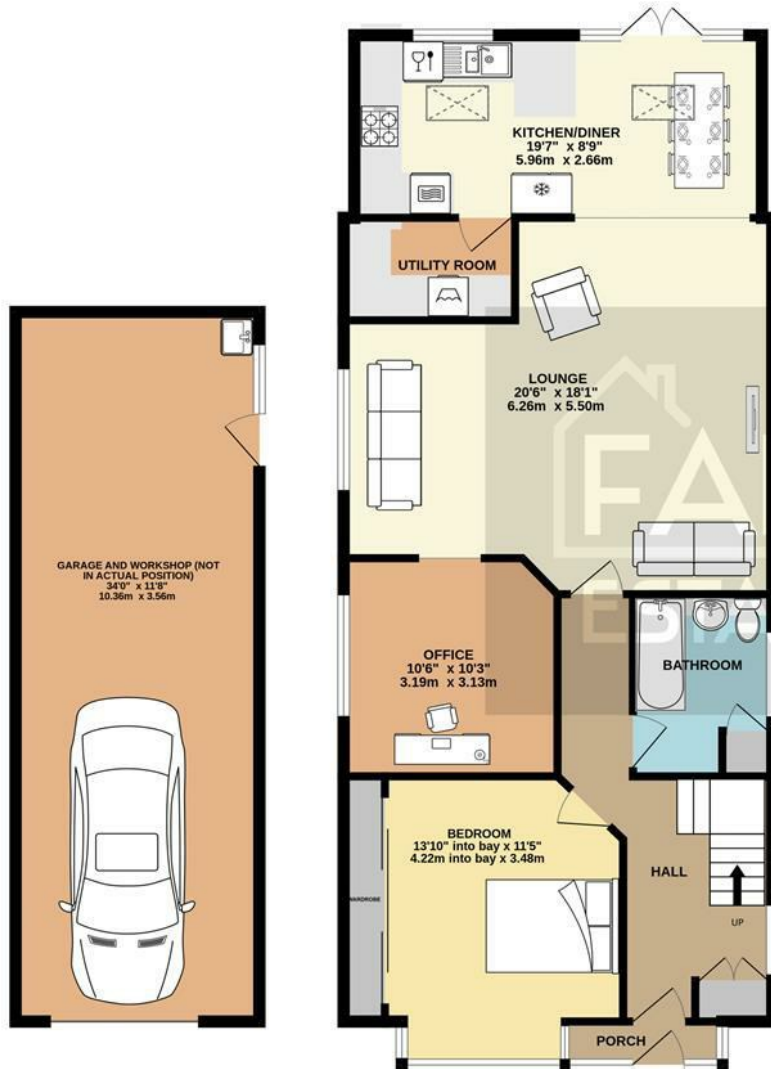
**FARNDSELL**  
ESTATE AGENTS





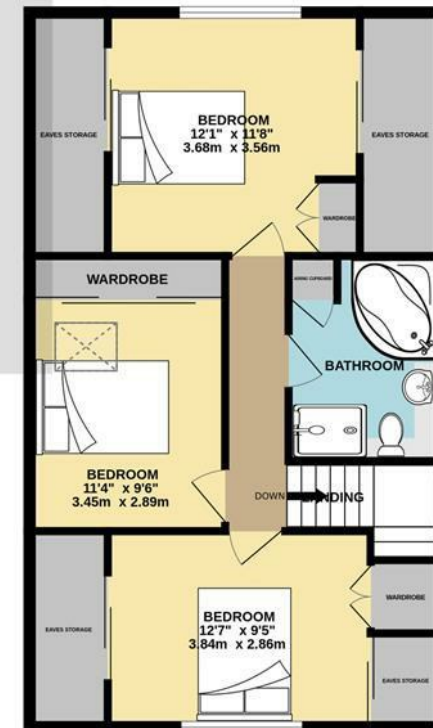
GROUND FLOOR  
1669 sq.ft. (155.0 sq.m.) approx.

1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 2344 sq.ft. (217.8 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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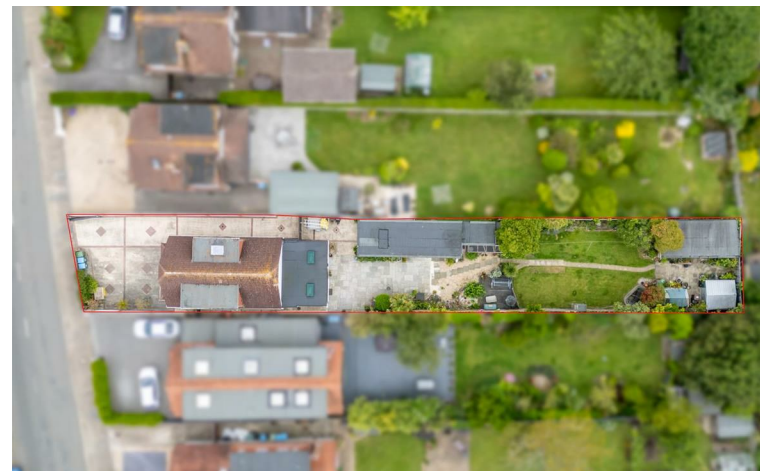
- Large Detached Chalet
- L-Shaped Lounge
- Kitchen/Diner and separate Utility Room
- Office/Study
- 4 Double Bedrooms
- 2 Bathrooms
- uPVC Double Glazing and Gas Central Heating
- Driveway leading to Garage/Workshop and additional Workshop in Garden
- Large Rear Garden
- Conveniently Situated within 400 Yards of Local Shops, Bus Routes and School



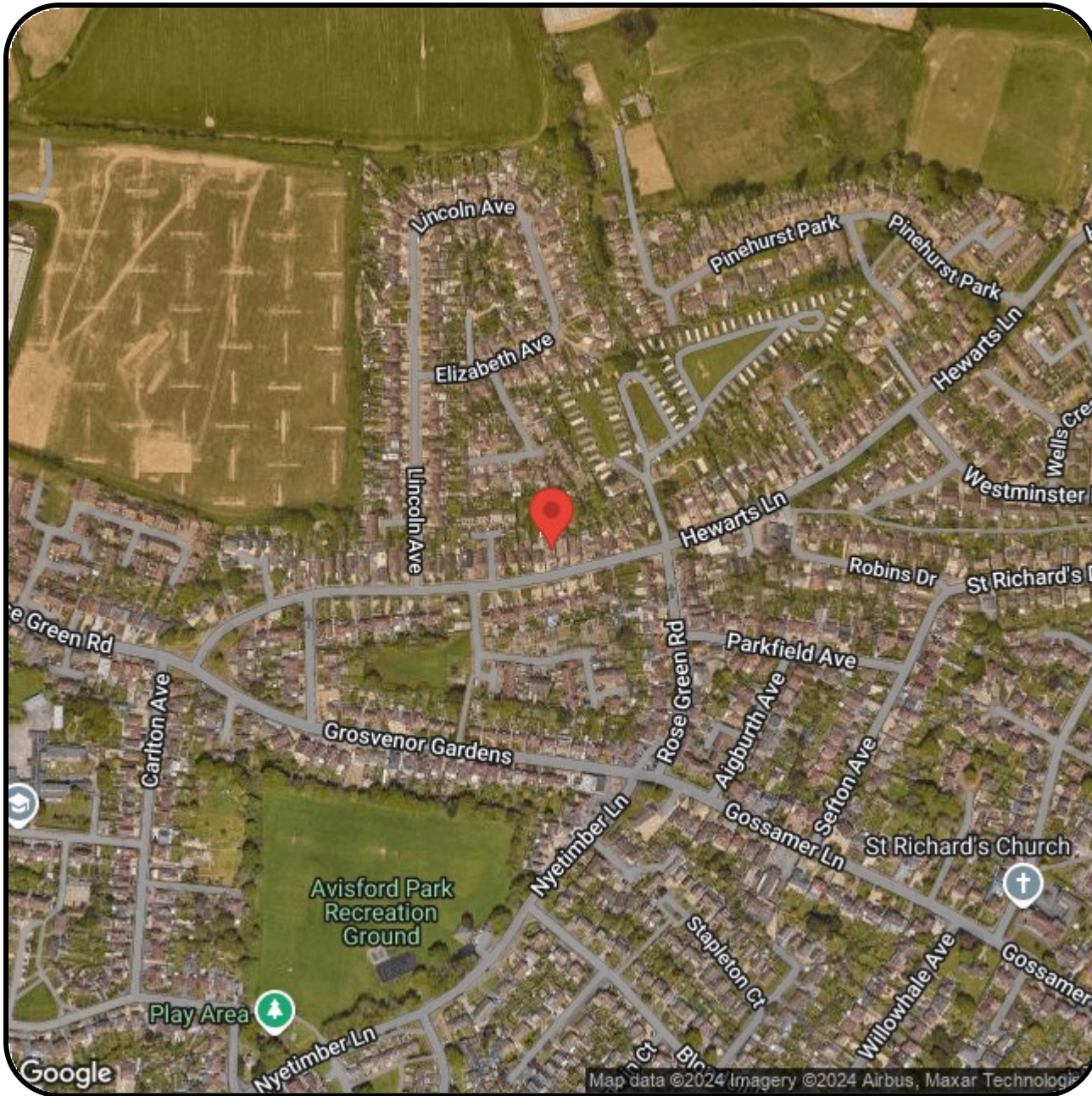
The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND D**

**LOCAL AUTHORITY**  
 Arun District Council, Arun Civic Centre,  
 Maltravers Road, Littlehampton,  
 West Sussex, BN17 5LF  
 Tel: 01903 737500







# FARNDSELL

## 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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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 D