

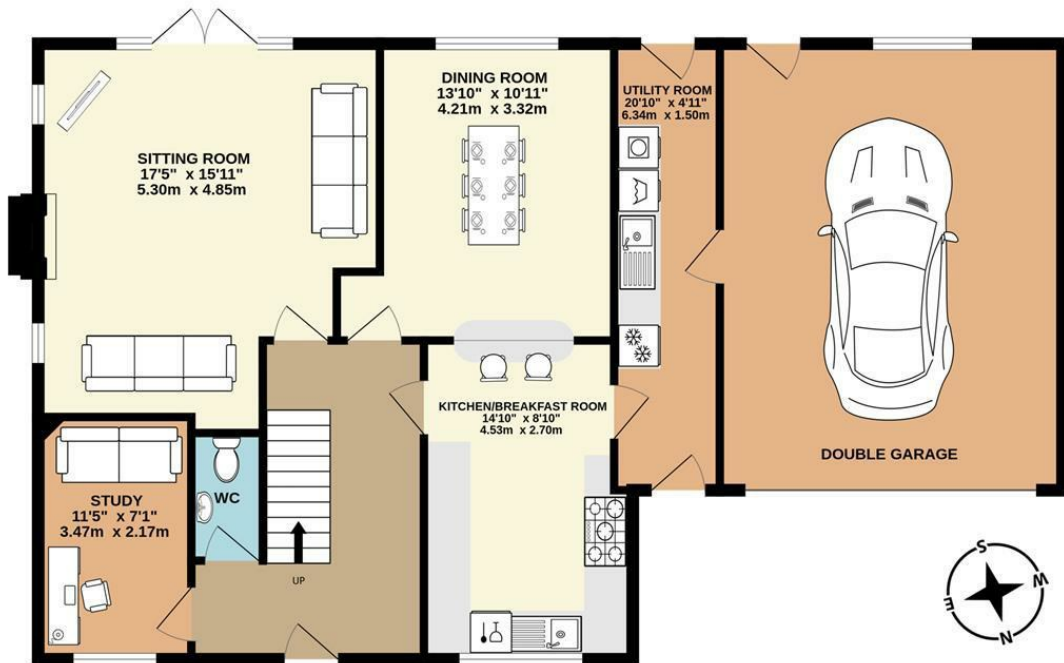
3 The Spinney, Aldwick, Bognor Regis, West Sussex, PO21 3RL

£700,000

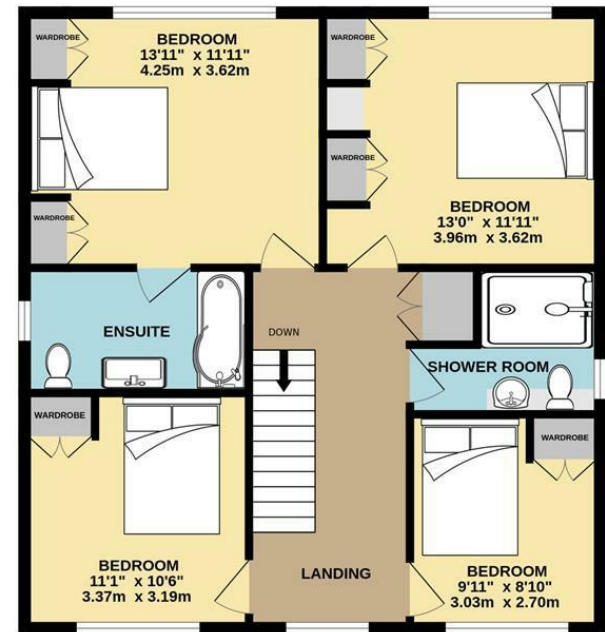
Freehold



GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1974 sq.ft. (183.4 sq.m.) approx.

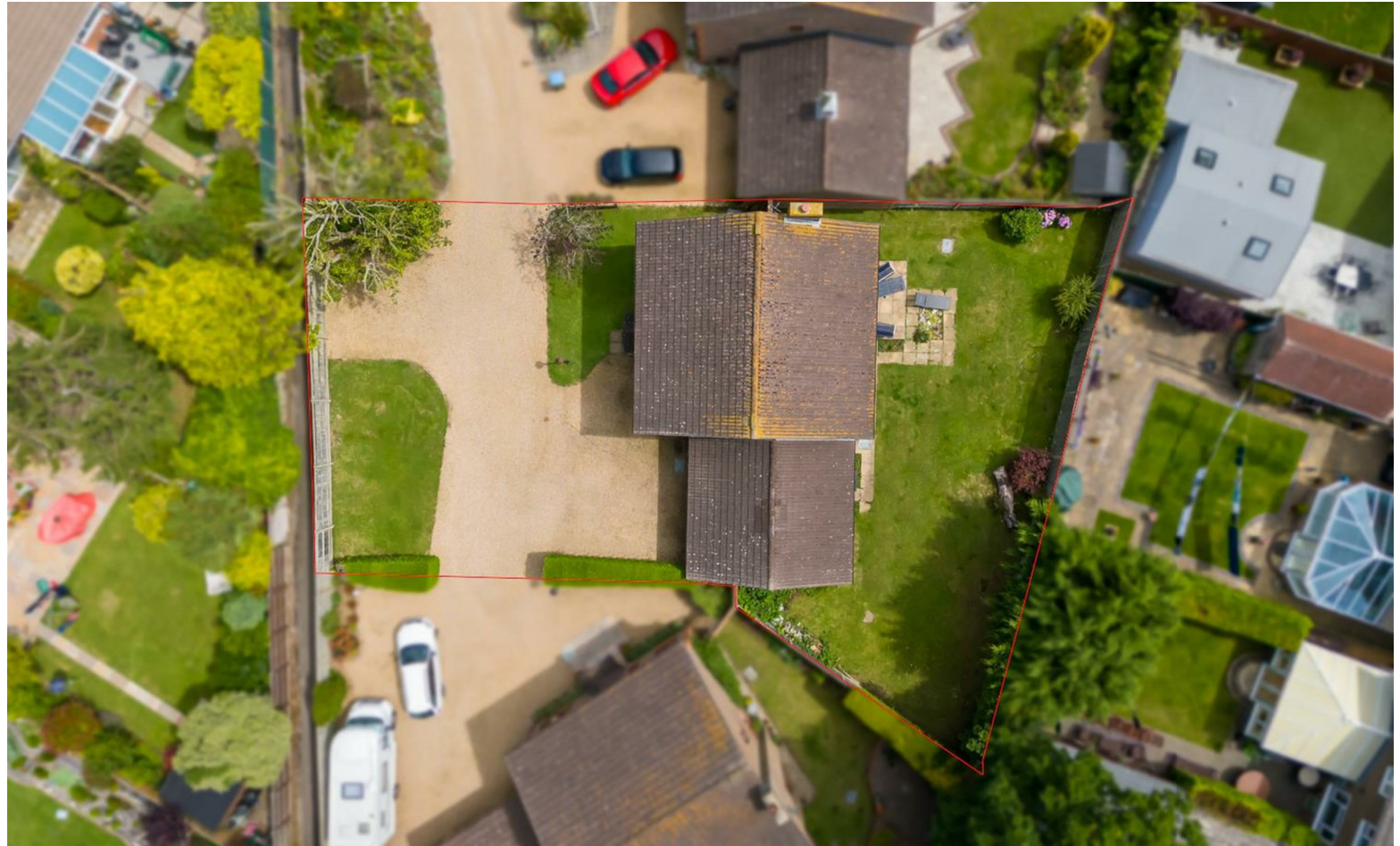
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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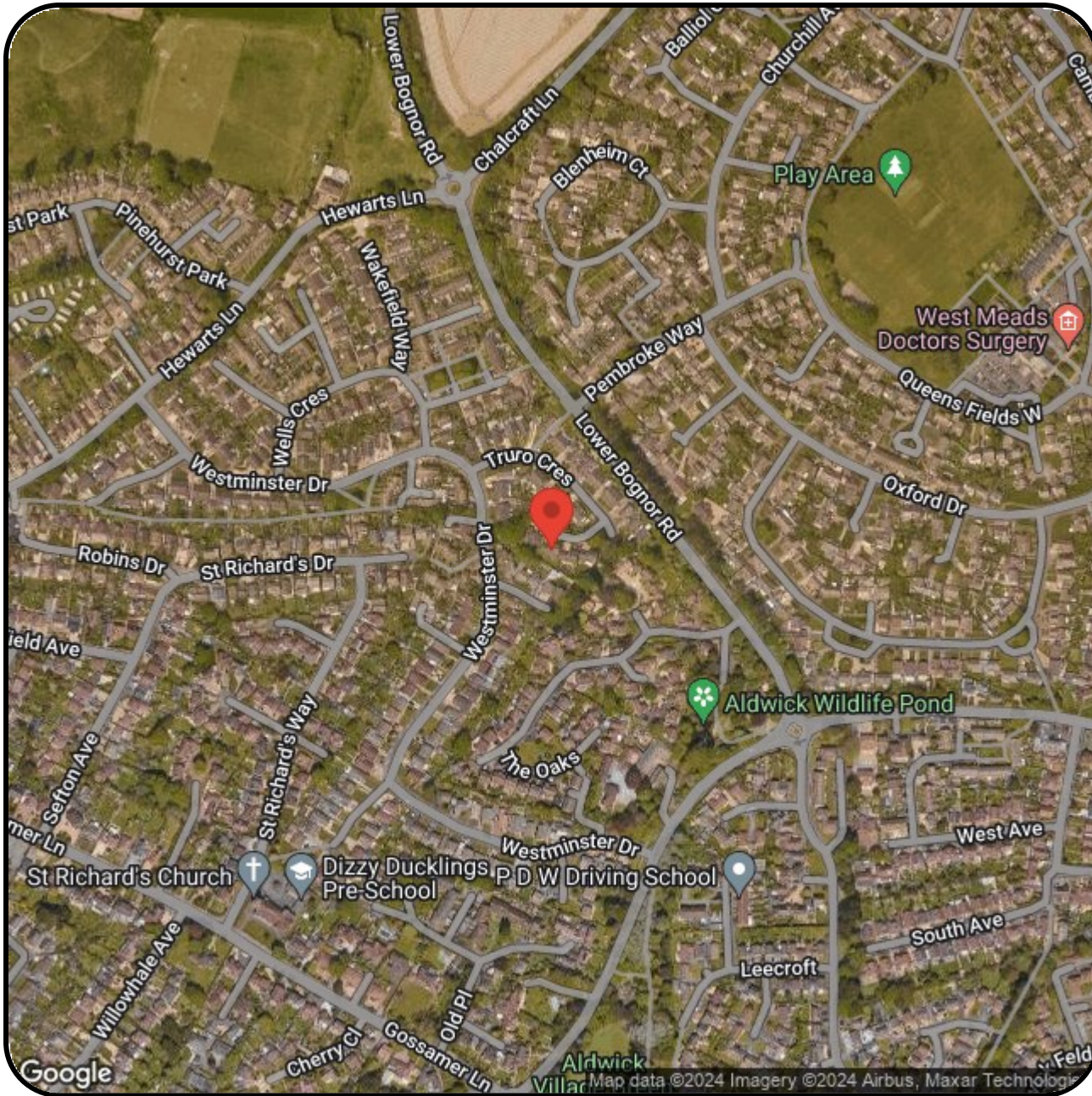
- Superb Detached House in an Exclusive Private Development
- Large Rear-Aspect Sitting Room and separate Dining Room
- Modern Kitchen/Breakfast Room and generous Utility Room
- Study/Office
- 4 Double Bedrooms with built-in Wardrobes
- Family Shower Room, Ensuite Bathroom and Ground Floor Cloakroom
- Gravel Driveway and Double Garage
- Front and Rear Gardens
- uPVC Double Glazing and Gas Central Heating

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 F

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Council Tax Band F