Merton Down, Wessex Avenue, Aldwick, Bognor Regis, West Sussex, PO21 2QW £725,000

Freehold

















 GROUND FLOOR
 1ST FLOOR
 2ND FLOOR

 1660 sq.ft. (154.3 sq.m.) approx.
 853 sq.ft. (79.2 sq.m.) approx.
 397 sq.ft. (36.9 sq.m.) approx.







TOTAL FLOOR AREA: 2910 sq.ft. (270.4 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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- Extended Detached House
- Large Corner Plot extending to over 1/5th Acre
- Spacious and Modern
 Kitchen/Diner and separate Utility
 Room
- Feature Sitting Room and separate Snug
- 4 Double Bedrooms
- Family Bathroom, 3 Ensuites and Cloakroom
- 2 Driveways and a Double Garage
- Additional Garage/Outbuilding with Planning Permission for an Annexe
- uPVC Doubled and Gas Central Heating
- Conveniently situated within 400 Yards of the Beach, Local Shops 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 F

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



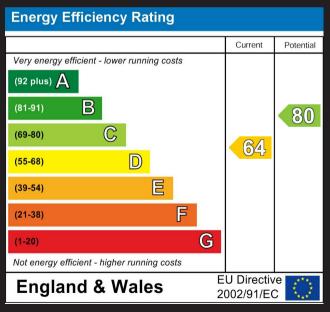








79 Aldwick Road
Bognor Regis
West Sussex
PO21 2NW
01243 869991
sales@farndells.com
http://www.farndells.com



Council Tax Band F