

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

£725,000

Freehold

FARDELL
ESTATE AGENTS



GROUND FLOOR
1660 sq.ft. (154.3 sq.m.) approx.



1ST FLOOR
853 sq.ft. (79.2 sq.m.) approx.



2ND FLOOR
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





FARDELL

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Bognor Regis


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	64	
(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