

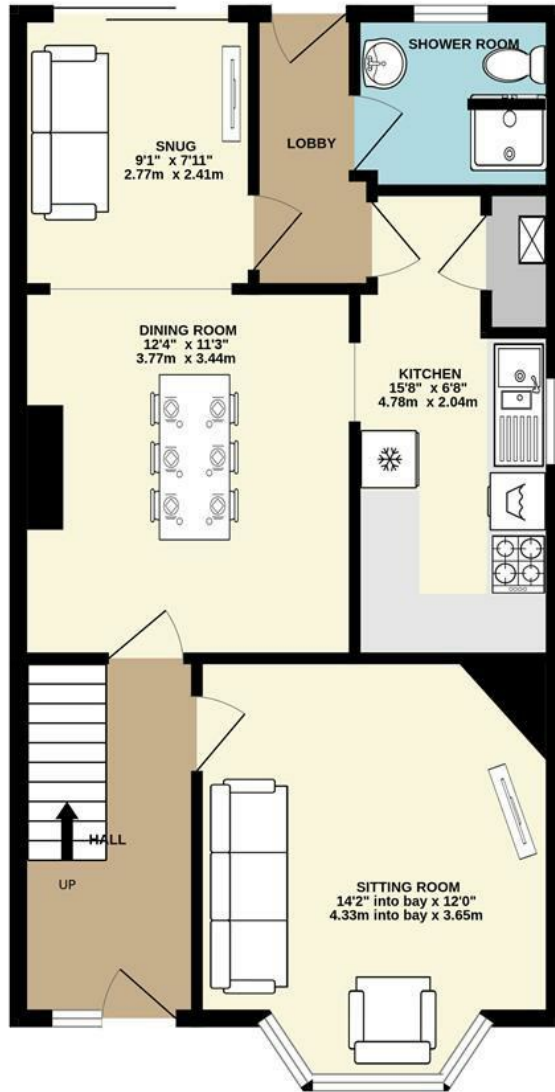
101 Linden Road, Bognor Regis, West Sussex, PO21 2BB

£290,000

Freehold

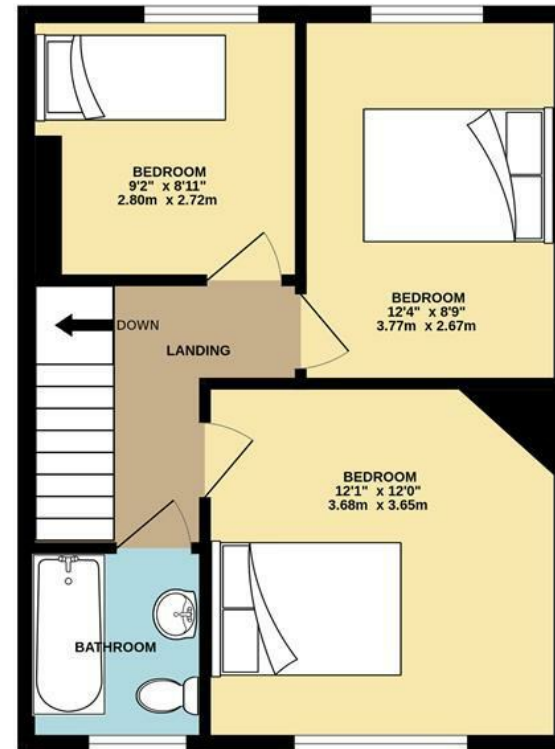


GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

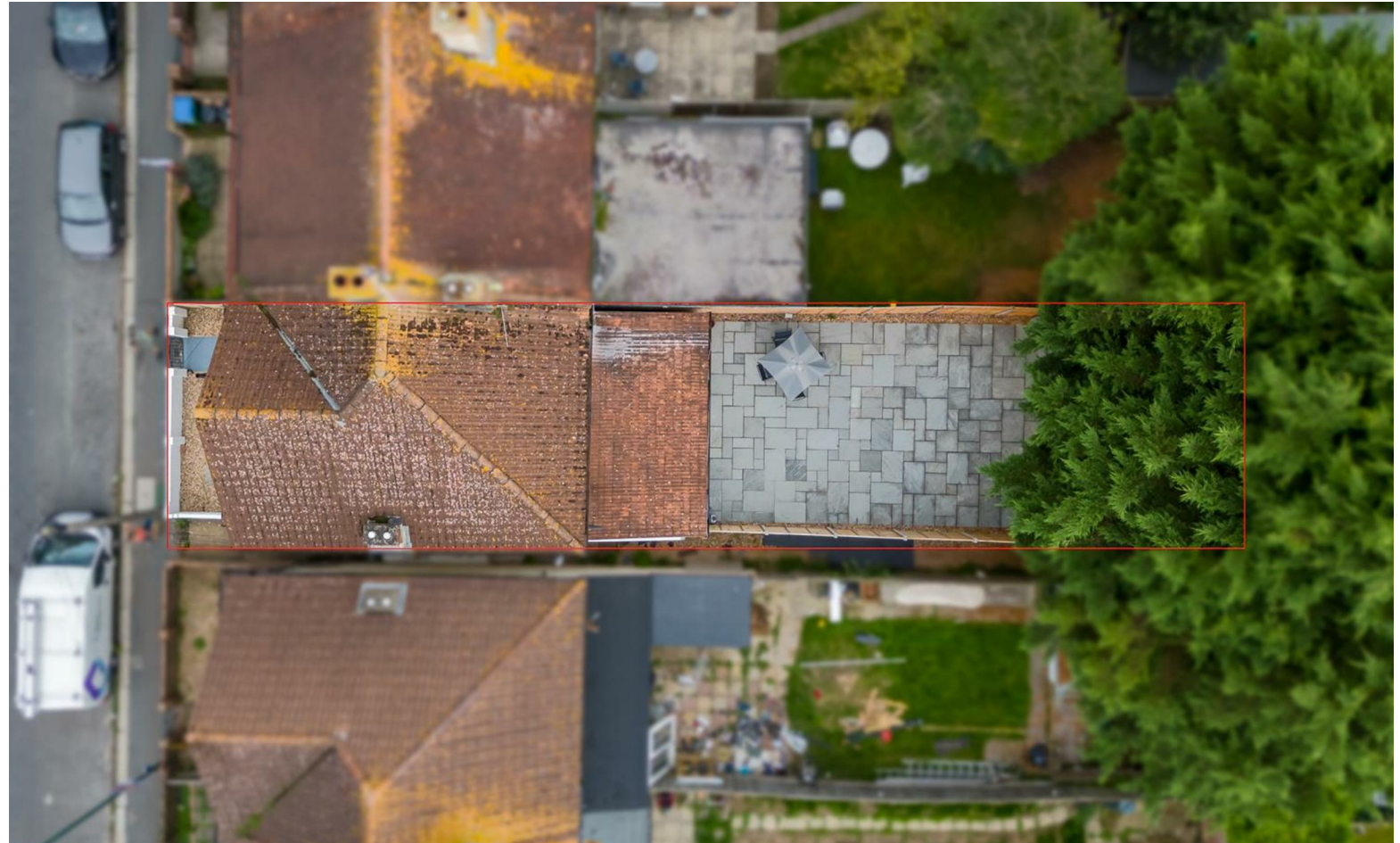


1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.

TOTAL FLOOR AREA: 1037 sq.ft. (96.3 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
- Sitting Room, Dining Room and Snug
- Kitchen
- 3 Bedrooms (2 x doubles, 1 x single)
- First Floor Bathroom and Ground Floor Shower Room
- uPVC Double Glazing and Gas Central Heating
- Low Maintenance Front and Rear Gardens with new paving and fencing
- Conveniently Situated within 800 Yards of The Railway Station and Local Shops

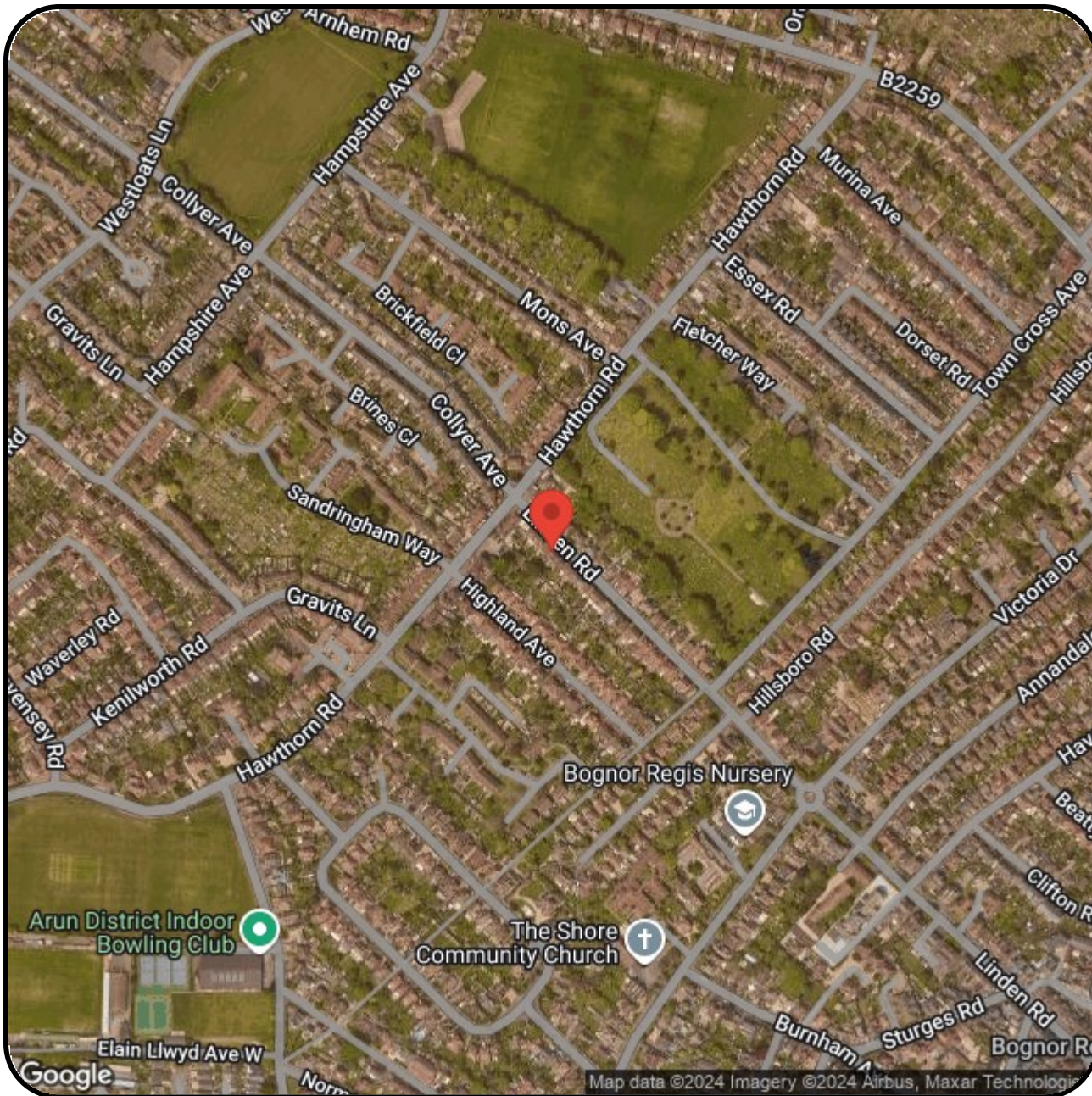


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND C

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





FARDELL

ESTATE AGENTS

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01243 869991

sales@farndells.com

http://www.farndells.com

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(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 C