

The Coach House, 5 Nyewood Place, Bognor Regis, West Sussex, PO21 2SH

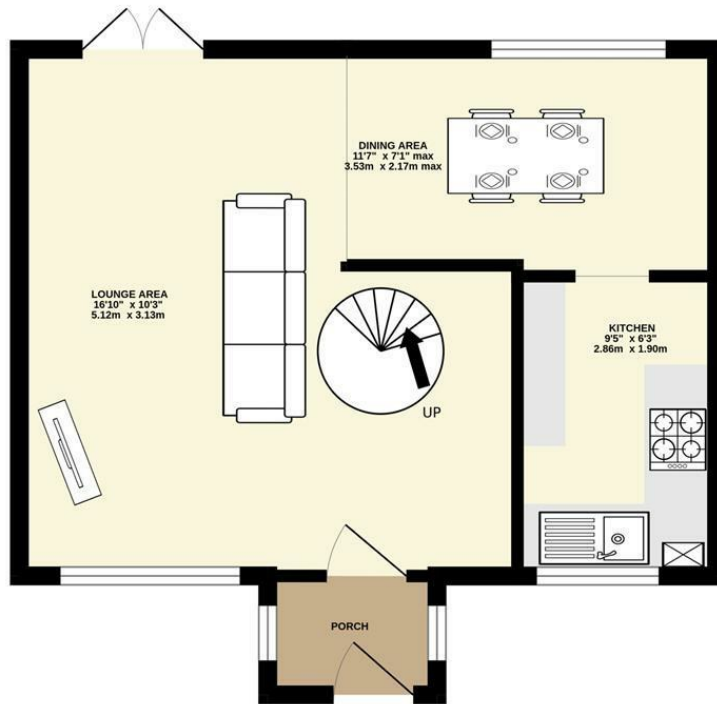
£250,000

Freehold

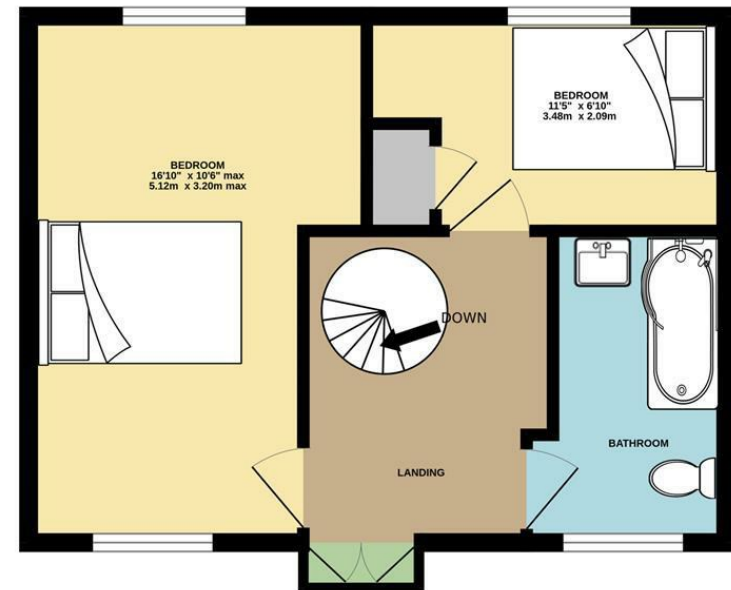
FARNDSELL
ESTATE AGENTS



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

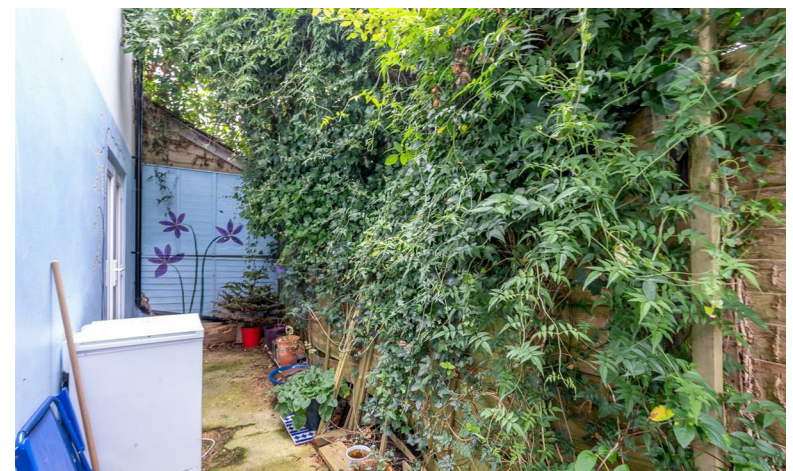
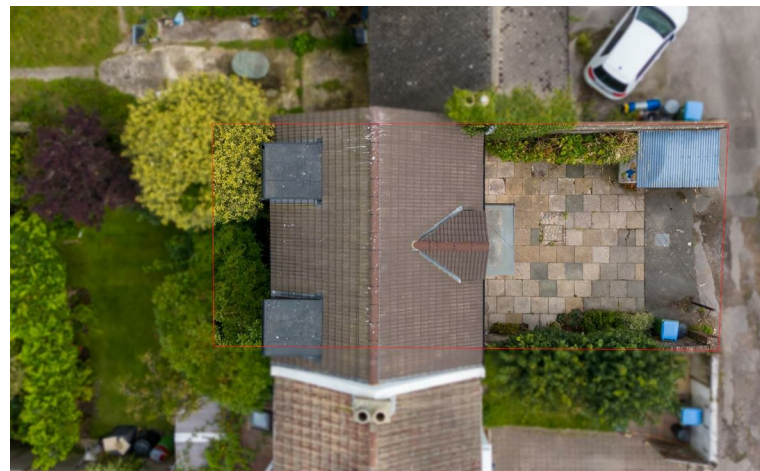
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- **Converted Coach House now an Interesting Terraced House**
- **Open-Plan Lounge leading to Dining Area**
- **Modern Kitchen**
- **2 Bedrooms**
- **Family Bathroom**
- **Open-Plan Entrance with Spiral Staircase**
- **uPVC Double Glazed and Gas Central Heating**
- **Small Rear Courtyard and Front Patio Area**
- **Allocated Parking**
- **No Forward Chain**

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Council Tax Band C