

94 Church Way, Pagham, Bognor Regis, West Sussex, PO21 4QS

£475,000

Freehold

**FARNDSELL**  
ESTATE AGENTS



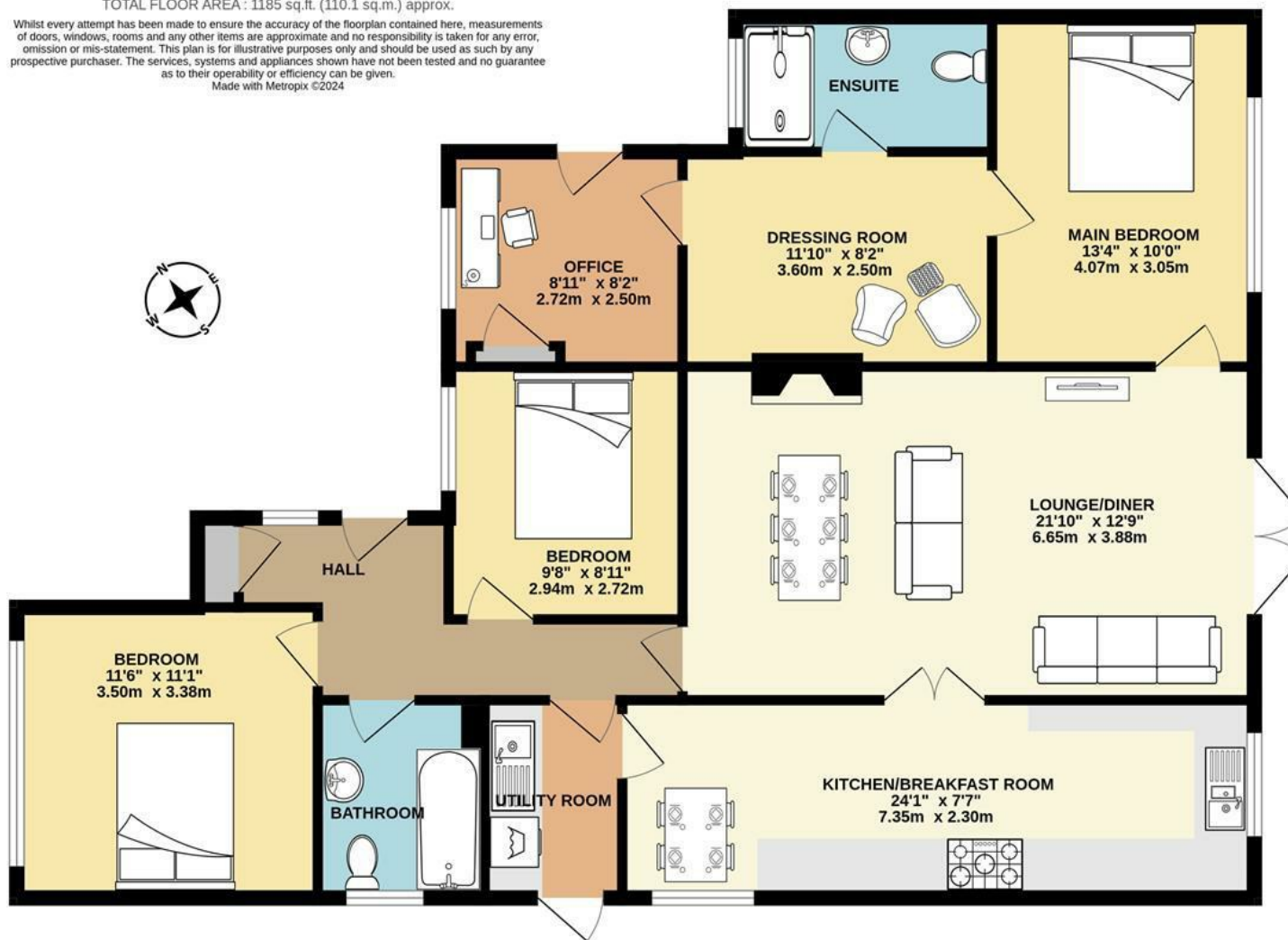
# GROUND FLOOR

1185 sq.ft. (110.1 sq.m.) approx.

TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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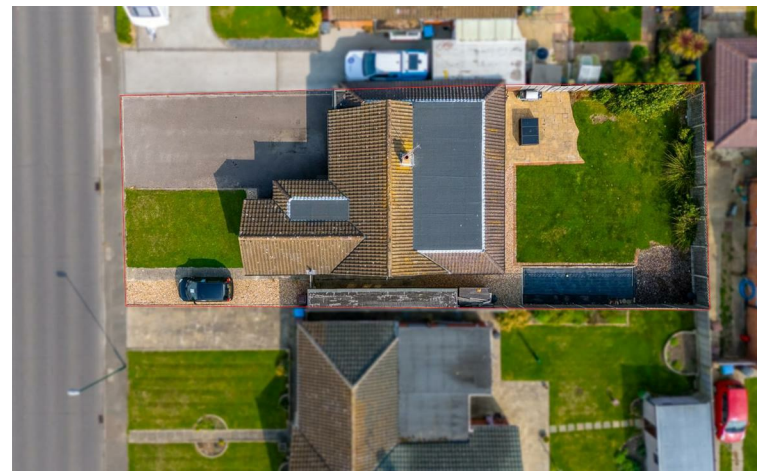


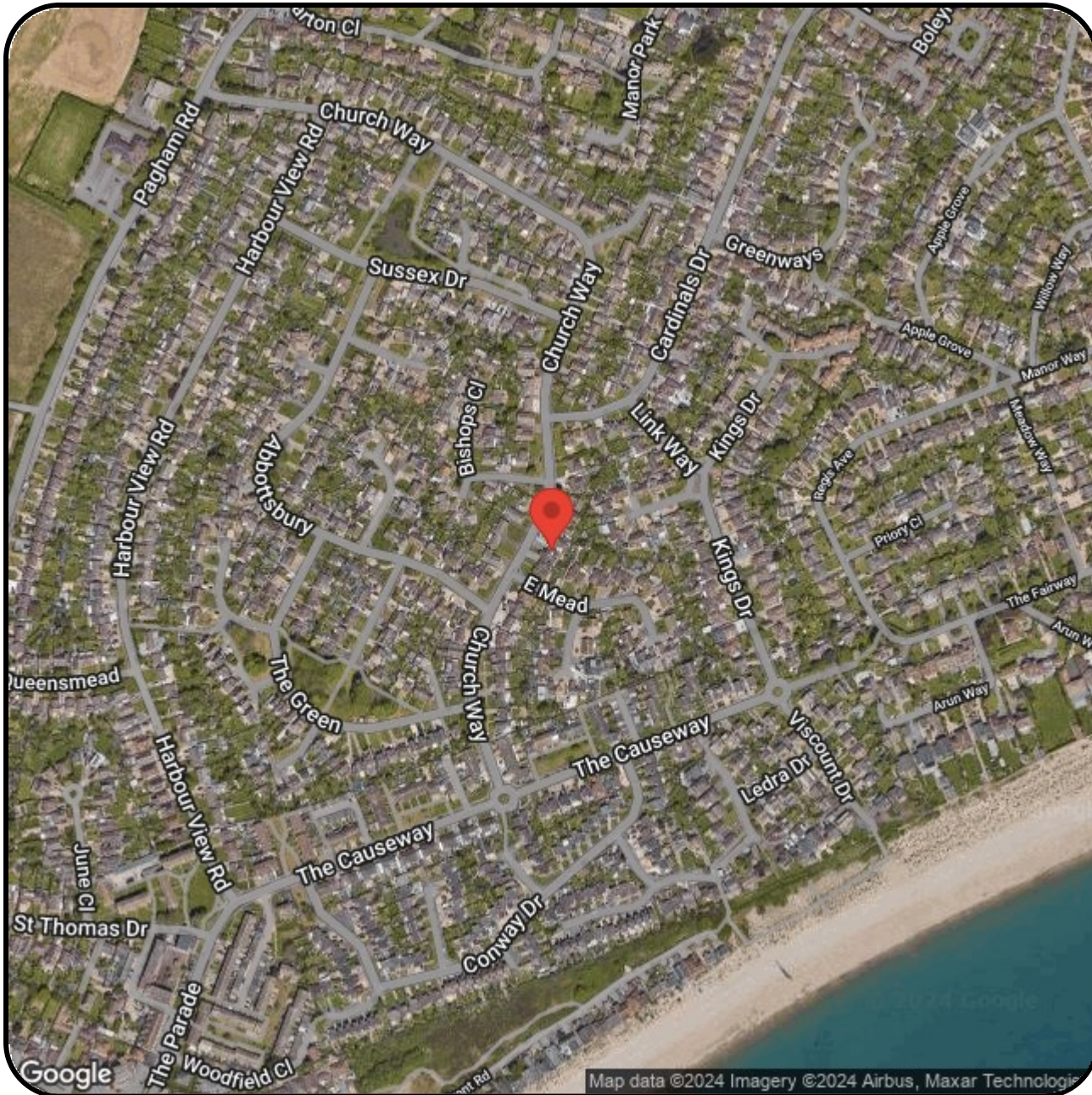
- Extended Detached Bungalow
- Large Lounge/Diner
- Modern Kitchen/Breakfast Room and Utility Room
- 3 Double Bedrooms
- Dressing Room and Ensuite Shower Room to Main Bedroom
- Family Bathroom
- Office or Workroom with Separate Access
- Rear Garden mainly laid to Lawn with Patio Area
- Generous Off-Road Parking and Additional 2nd Driveway
- 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 E**

**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) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>62</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band E