

Tara Sutherland Close, Bognor Regis, West Sussex, PO21 1DU

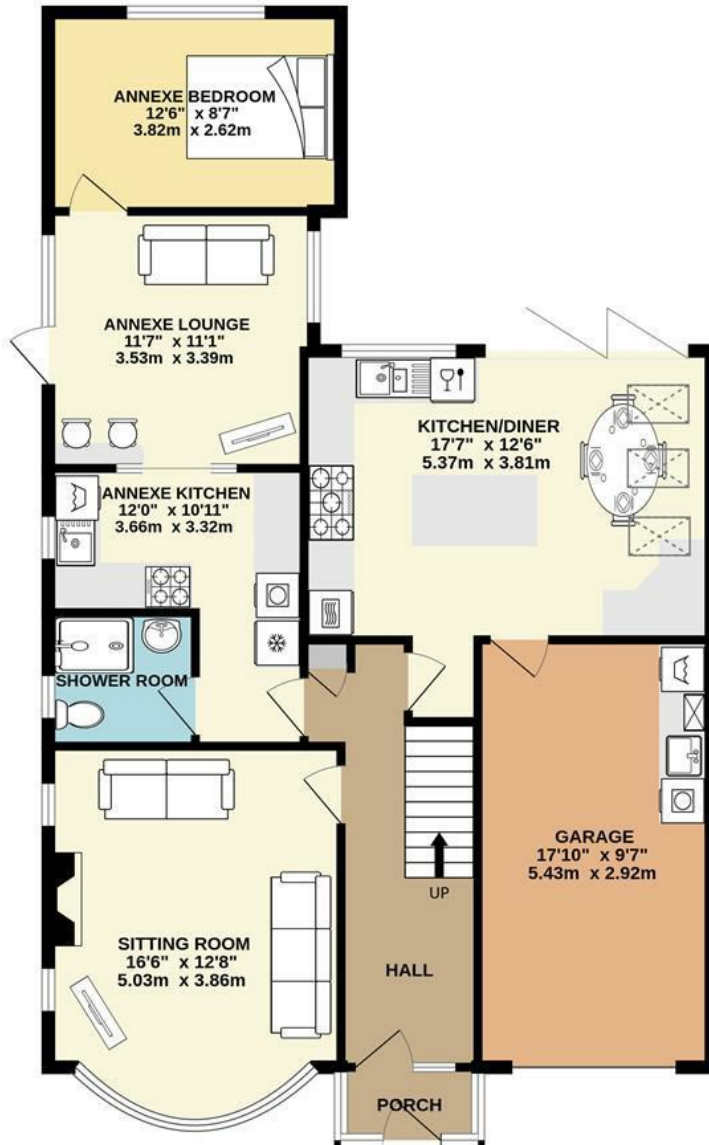
£475,000

Freehold

FARNDSELL
ESTATE AGENTS



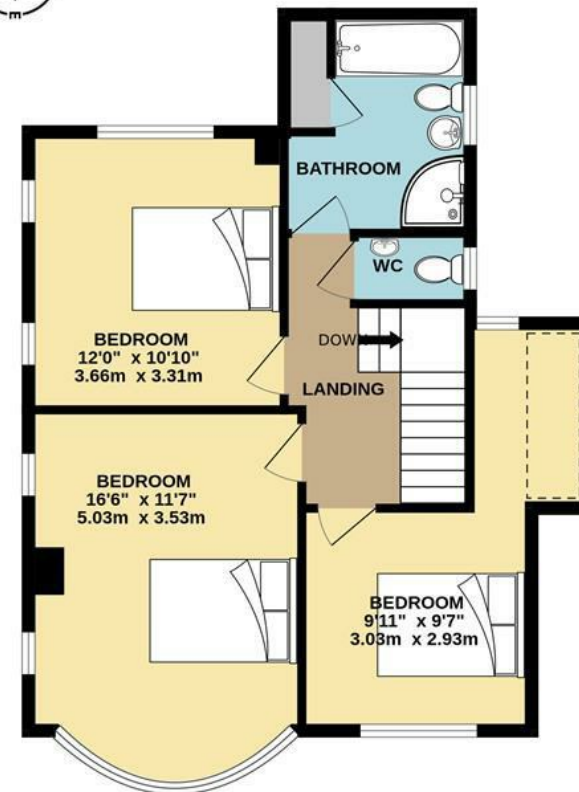
GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



TOTAL FLOOR AREA: 1713 sq.ft. (159.1 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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1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



- Detached House with self-contained Annexe
- Large Sitting Room with bow window
- Modern Kitchen/Diner with bi-fold doors to a large Rear Garden
- 4 Double Bedrooms (3 in house, 1 in annexe)
- Family Bathroom, separate WC and Annexe Shower Room
- Integral Garage and In-Out Driveway
- c.120ft Westerly Facing Rear Garden with Large Greenhouse
- uPVC Double Glazing and Gas Central Heating
- Conveniently Situated with 400 Yards of the Town Centre, Railway Station and Seafront



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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(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 E