

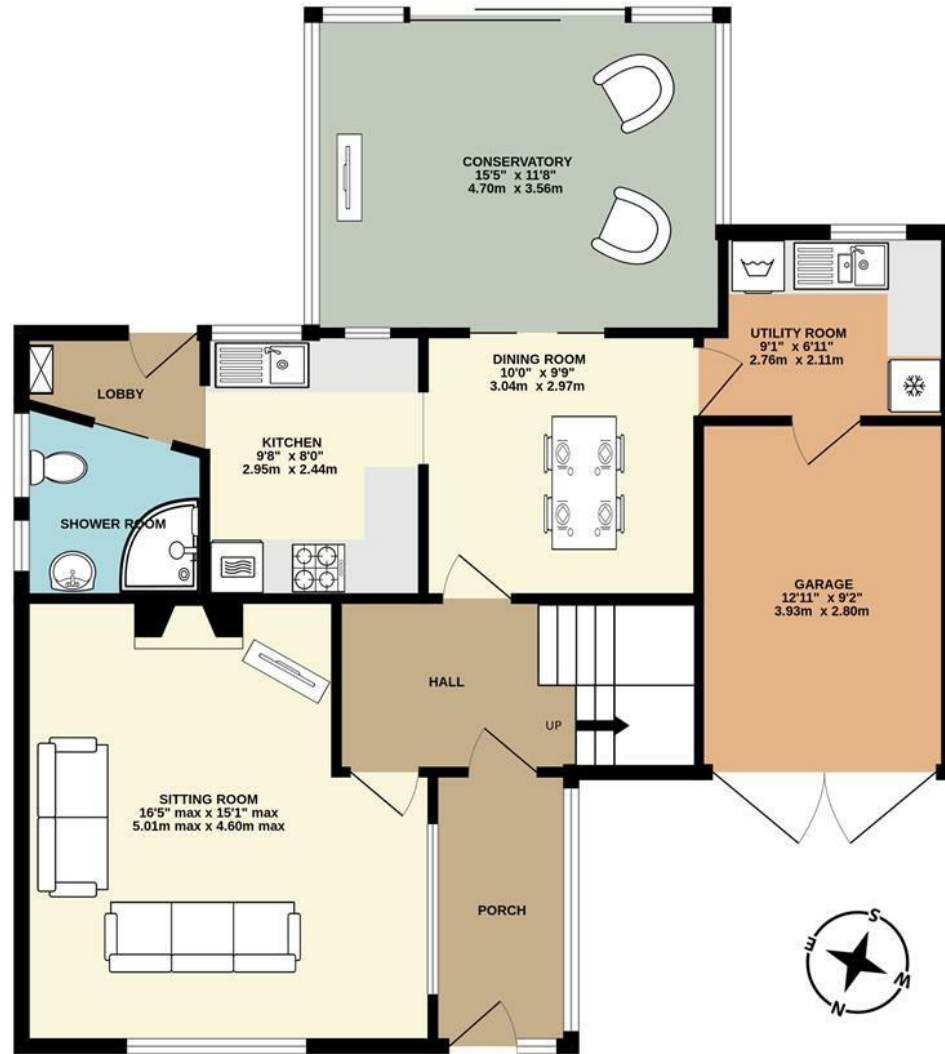
Branston Cottage, 71 Nyetimber Lane, Rose Green, Bognor Regis,  
West Sussex, PO21 3HJ  
£475,000 - Freehold

**FARNDELL**  
ESTATE AGENTS





GROUND FLOOR  
952 sq.ft. (88.4 sq.m.) approx.

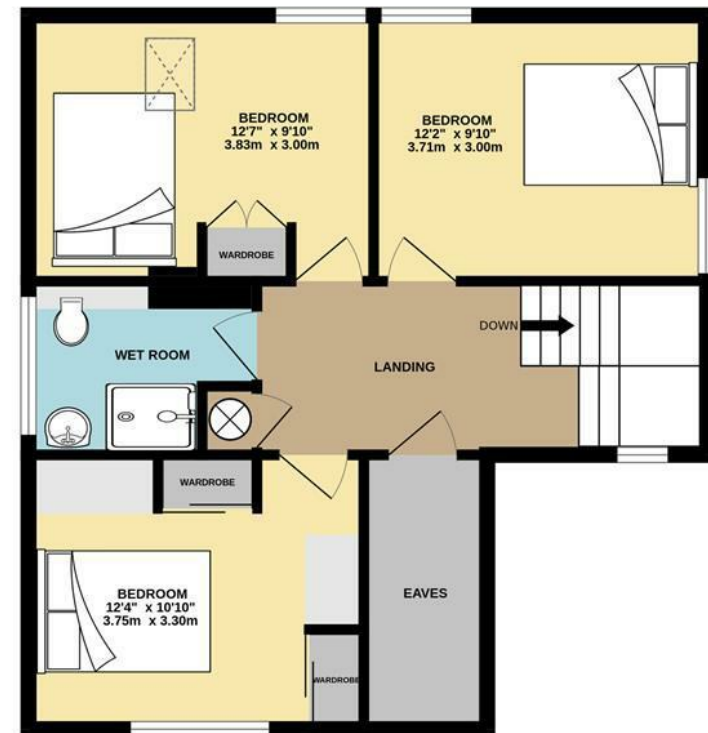


1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.

TOTAL FLOOR AREA : 1517 sq.ft. (141.0 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.

Made with Metropix ©2024



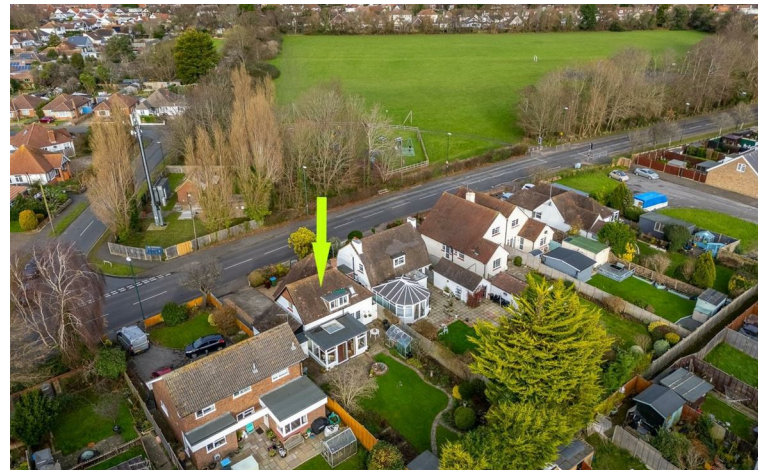


- Attractive Detached Cottage offered with NO FORWARD CHAIN
- Front-Aspect Sitting Room
- Kitchen, separate Dining Room and Utility Room
- Large Conservatory
- 3 Double Bedrooms
- Newly-Installed Wet Room and Ground Floor Shower Room
- Beautiful Southerly-Aspect Rear Garden
- Driveway leading to Garage (Shortened)
- uPVC Double Glazing and Gas Central Heating
- Lovely Situation within 600 yards of Local Shops, Schools and Bus Routes

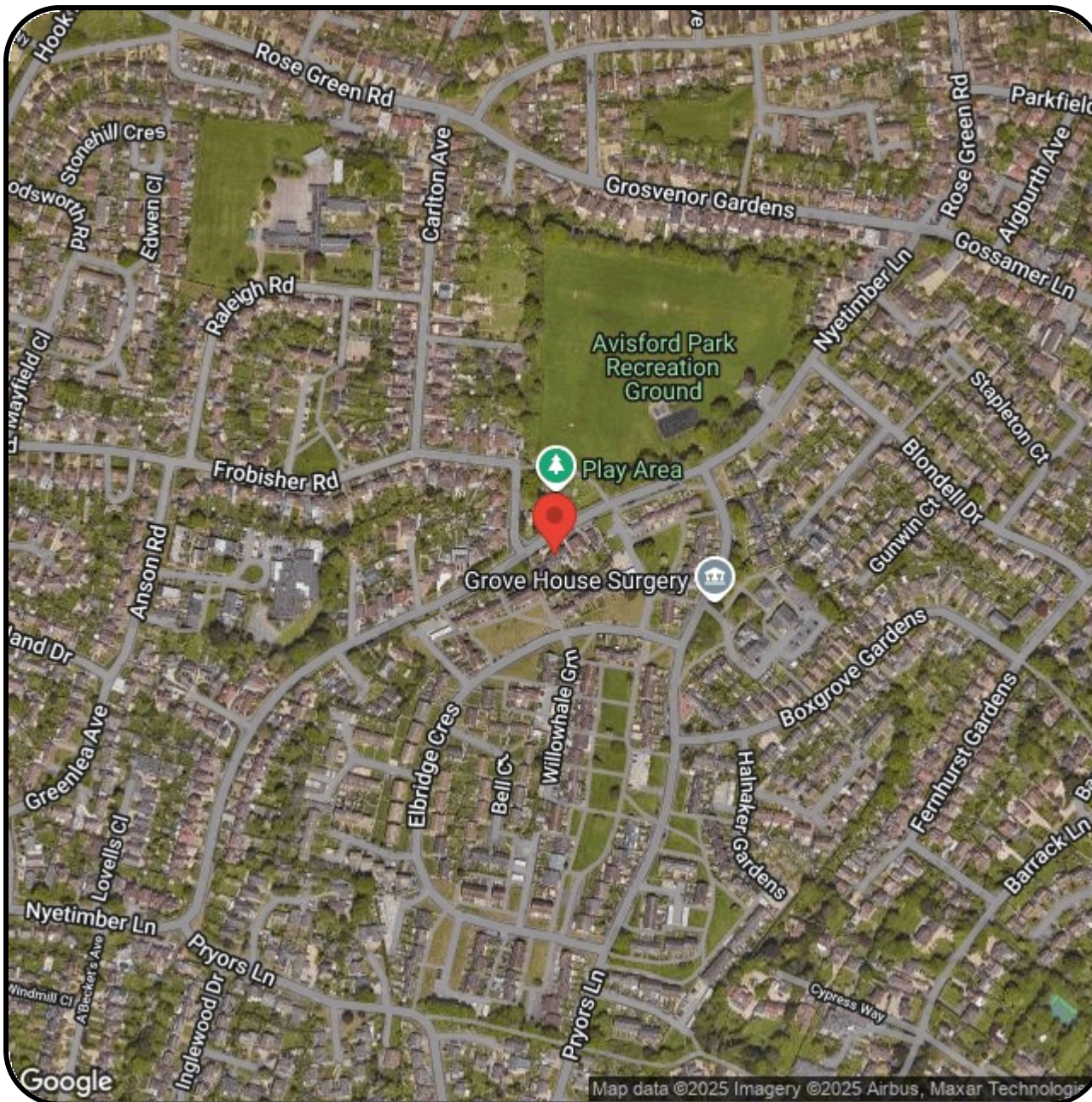
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND E**

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







# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

[sales@farndells.com](mailto:sales@farndells.com)

<http://www.farndells.com>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Council Tax Band E