

38 Gordon Avenue, Bognor Regis, West Sussex, PO22 9LS

£365,000

Freehold

FARNDELL
ESTATE AGENTS

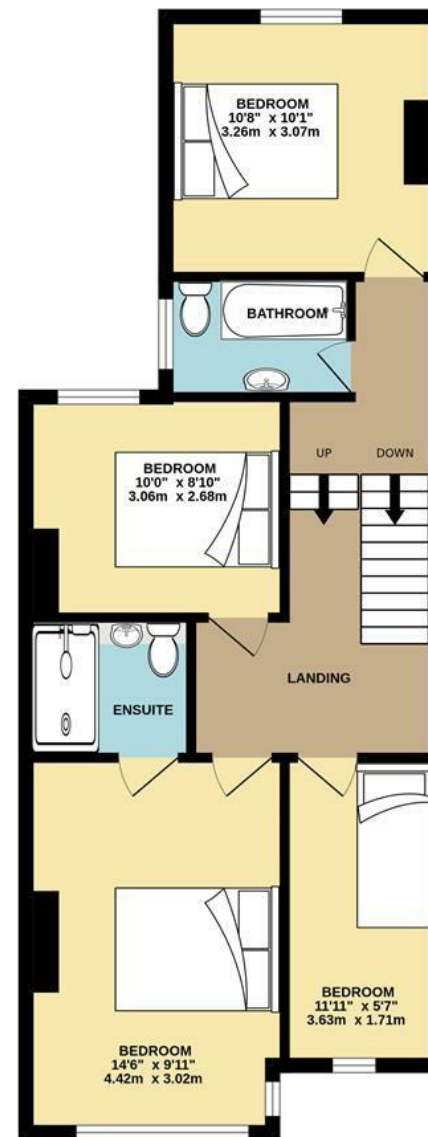
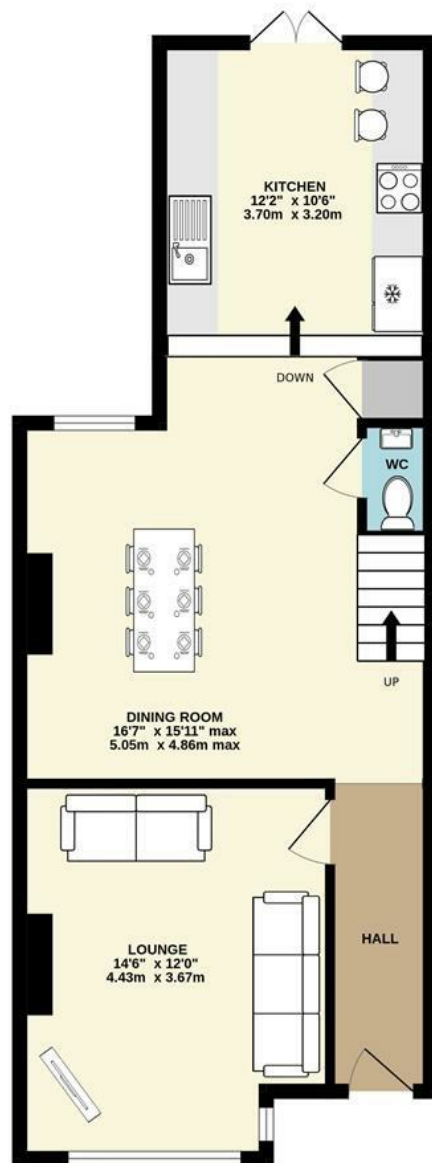


GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

TOTAL FLOOR AREA : 1166 sq.ft. (108.3 sq.m.) approx.

1ST FLOOR
582 sq.ft. (54.1 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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- Fully Updated and Modernised Terraced House to a very high standard
- Separate Lounge
- Large Dining Room opening into a brand-new Kitchen
- 4 Bedrooms (3 Double, 1 Single)
- Brand-new Family Bathroom, Ensuite and Cloakroom
- Completely Re-wired and Re-Plumbed Throughout
- New uPVC Double uPVC Double Glazing
- Low-Maintenance Front and Rear Garden laid to shingle
- Offered with 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





FARNDSELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

sales@farndells.com

<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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