

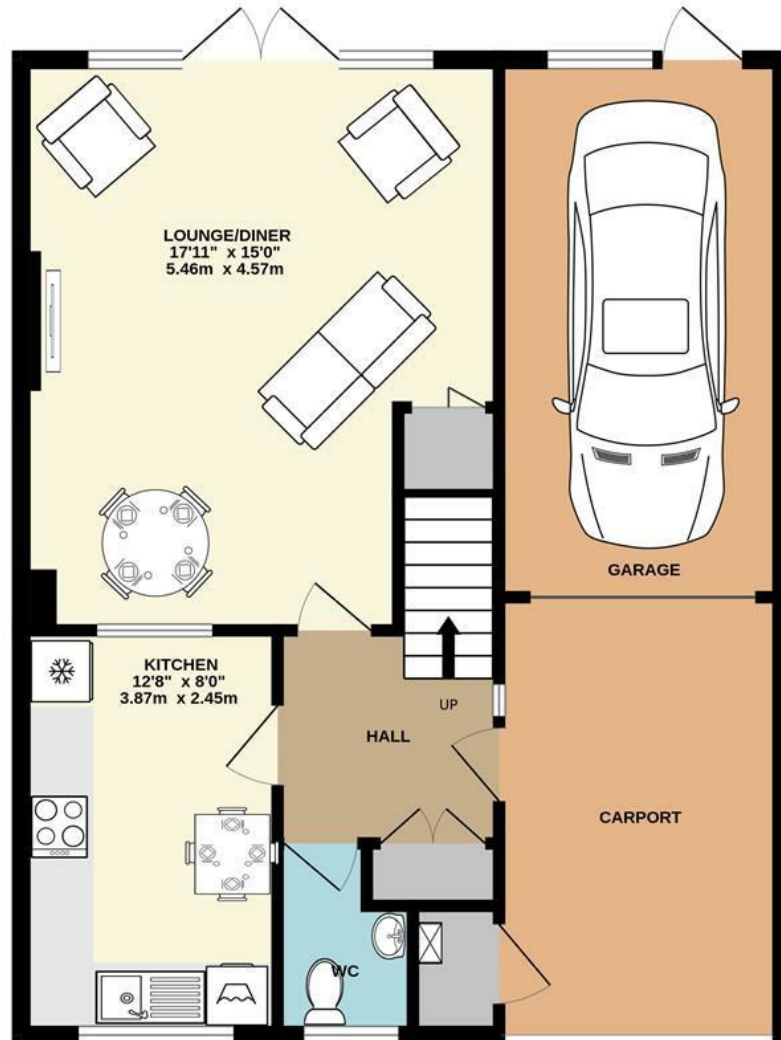
41 Kyoto Court, Bognor Regis, West Sussex, PO21 2UL  
£350,000  
Freehold

**FARNDELL**  
ESTATE AGENTS

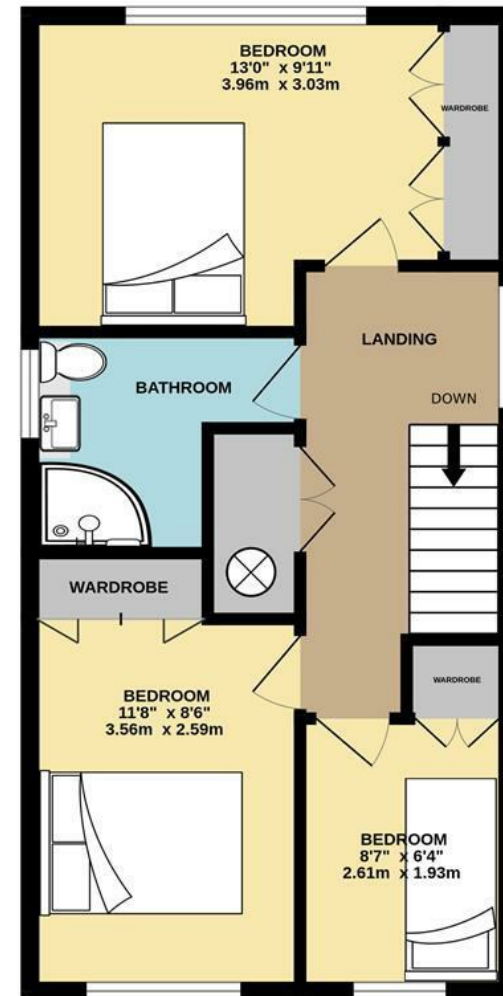




GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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 ©2025





- Link-Detached Family House
- Rear-aspect Lounge/Diner
- Modern Kitchen
- 3 Bedrooms with wardrobes
- Modern Shower Room and GF Cloakroom
- uPVC Double Glazing and Gas Central Heating
- Drive, Car Port and Garage
- Landscaped Westerly-aspect Rear Garden
- Cul-de-Sac Location with 1 mile of Bognor Regis Town Centre

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 D

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







**FARNDELL**  
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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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 D