

6 Norfolk Way, Elmer Sands, Bognor Regis, West Sussex, PO22 6JF

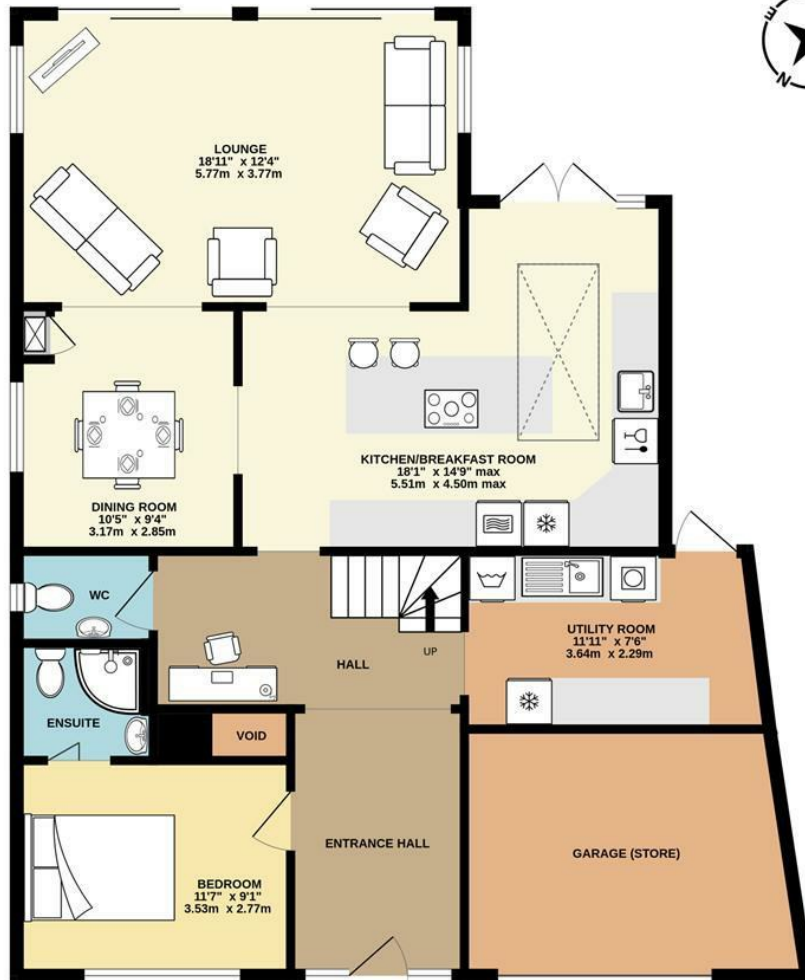
£635,000

Freehold

FARNDELL
ESTATE AGENTS



GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.

TOTAL FLOOR AREA : 1851 sq.ft. (171.9 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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- **Stunning Detached House situated on the wonderful Elmer Sands Private Estate offered with NO FORWARD CHAIN**
- **Large Lounge overlooking the garden**
- **Modern Kitchen/Breakfast Room leading to a Dining Room**
- **3 First Floor Double Bedrooms and Family Bathroom**
- **Ground Floor Bedroom and Ensuite Shower Room**
- **Utility Room**
- **Welcoming Entrance Hall**
- **Shortened Garage used for Storage**
- **Southerly-aspect Rear Garden**
- **Driveway for Off-Road Parking**

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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 E