

6 Fernhurst Gardens, Aldwick, Bognor Regis, West Sussex, PO21 4AZ

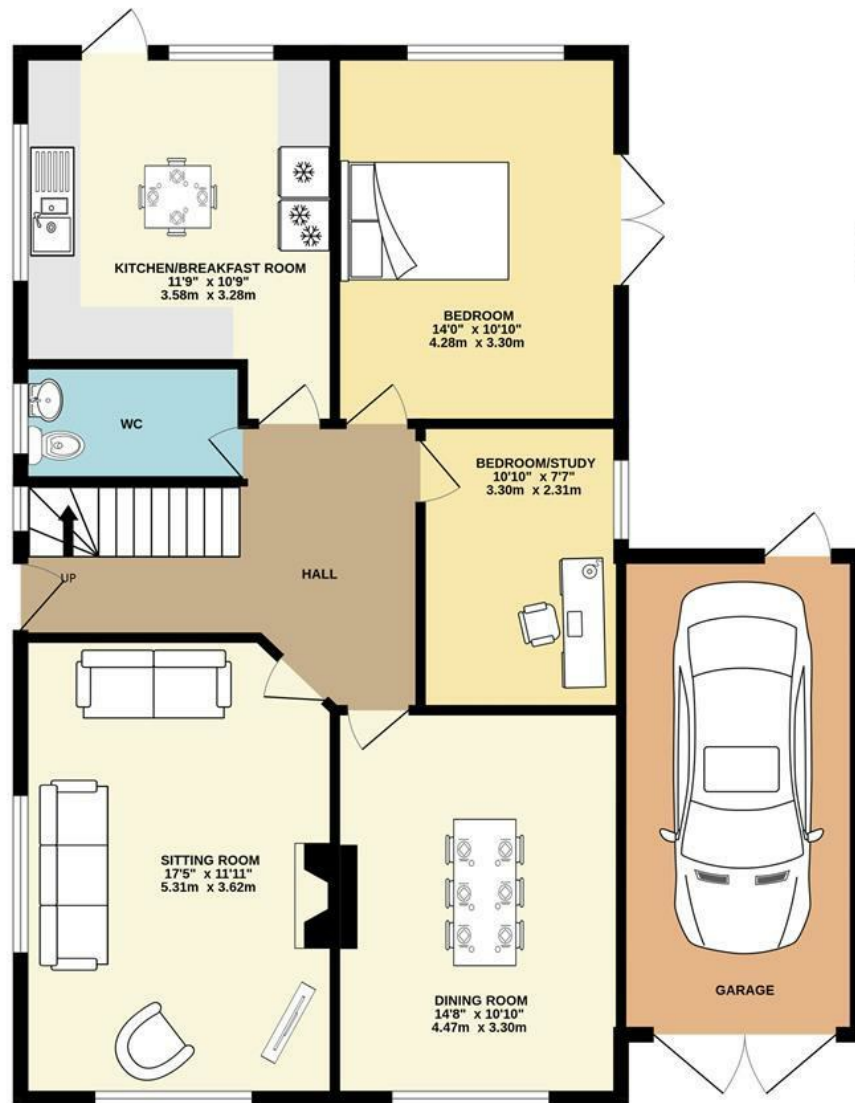
£535,000

Freehold

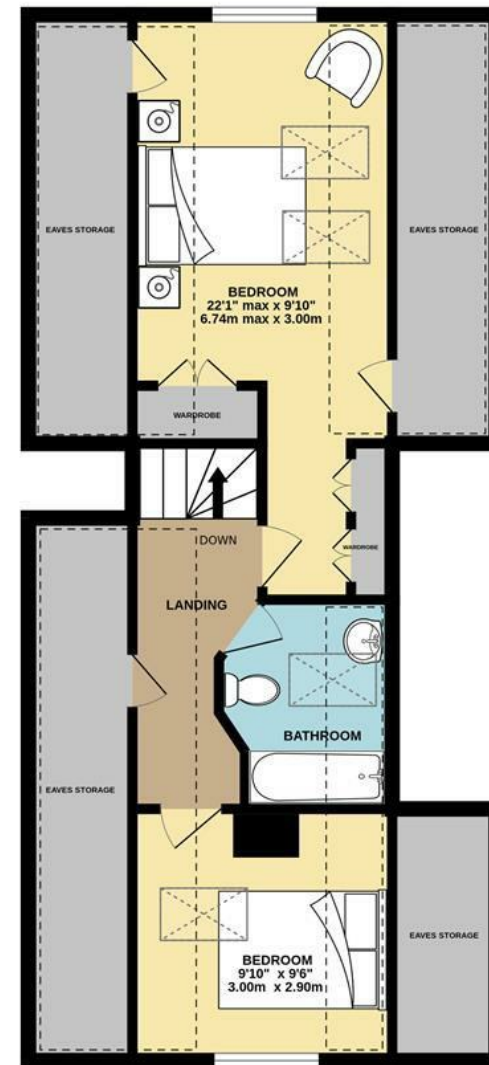
**FARNDELL**  
ESTATE AGENTS



GROUND FLOOR  
1052 sq.ft. (97.7 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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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- Detached Chalet presented in good order throughout
- Separate Sitting Room and Dining Room
- Kitchen/Breakfast Room
- 4 Bedrooms (2 on 1st floor, 2 on ground floor)
- Family Bathroom and ground floor Cloakroom
- uPVC Double Glazing and Gas Central Heating
- Driveway leading to a Garage
- Well-presented Garden to front and Courtyard to rear
- Conveniently situated within 400 yards of local shops and 800 yards of the seafront

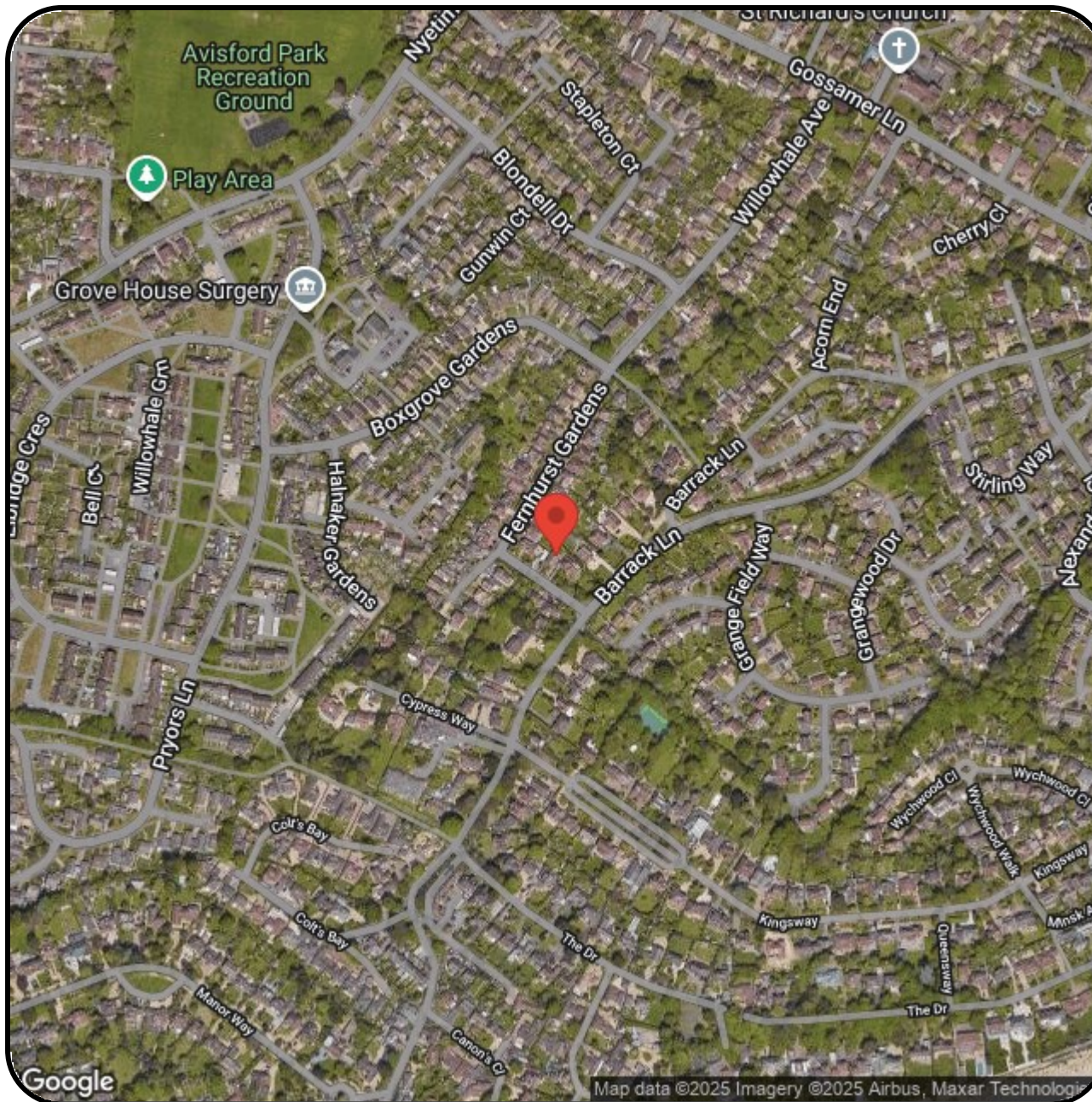


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND E**

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





# 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>82</b>
(69-80) <b>C</b>	<b>71</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 E