

20 Harbour Road, Pagham, Bognor Regis, West Sussex, PO21 4TG

£475,000

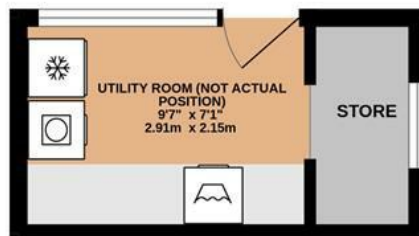
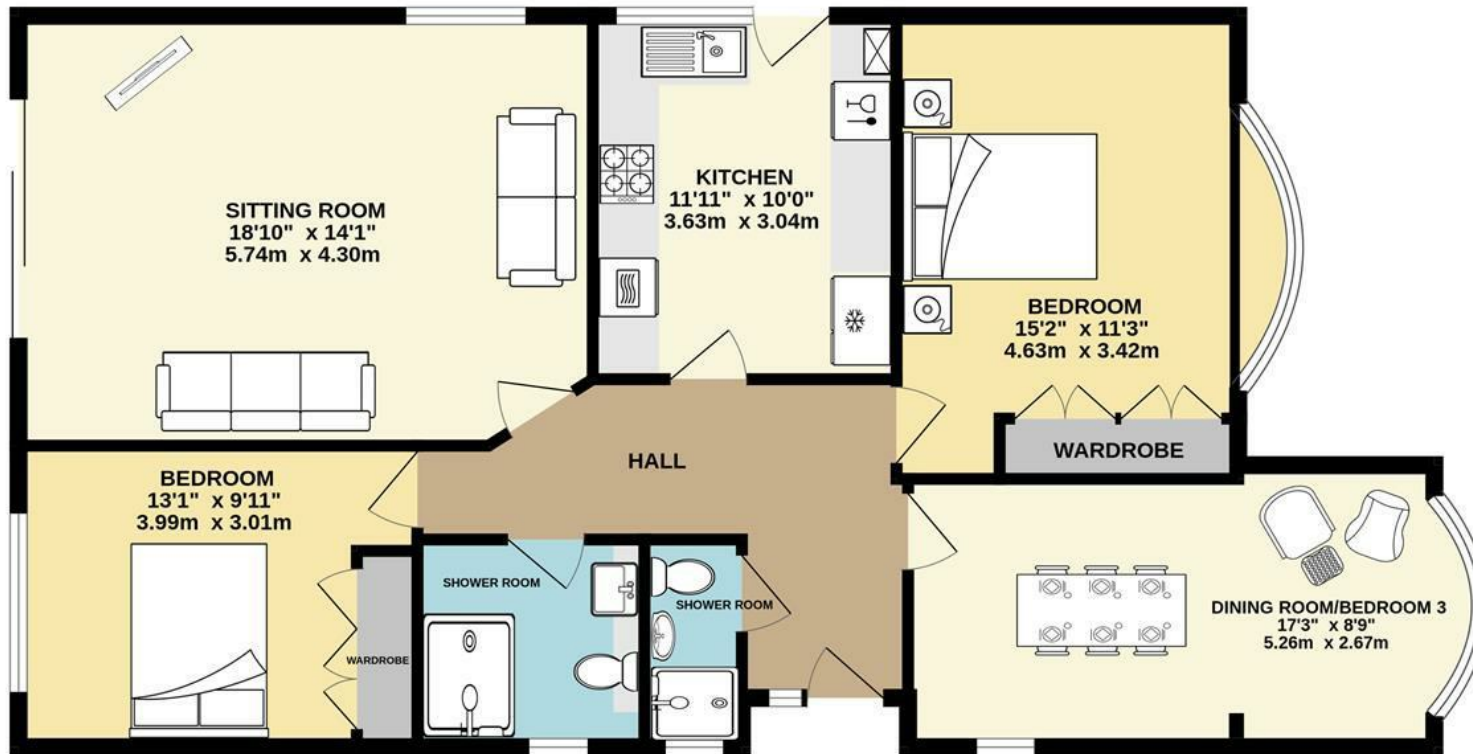
Freehold

**FARNDELL**  
ESTATE AGENTS





GROUND FLOOR  
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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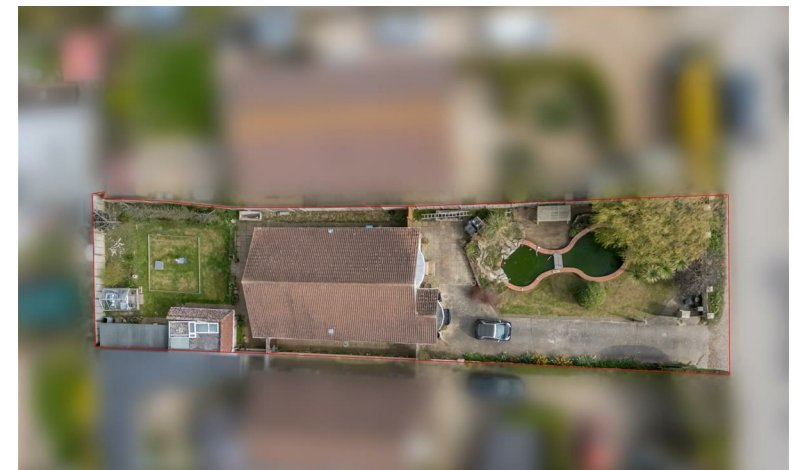
- Detached Bungalow
- Large Sitting Room with doors to Rear Garden
- Modern Kitchen
- 2 Double Bedrooms with Wardrobes
- Dining Room/Bedroom 3
- Modern Shower Room and secondary Cloakroom/Shower Room
- uPVC Double Glazing and Gas Central Heating
- Front and Rear Gardens, and Gated Driveway
- Popular Location within 150 Yards to the Beach and 500 Yards of Local Shops, Cafe 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(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