

61 Mayfield Close, Nyetimber, Bognor Regis, West Sussex, PO21 3PS

£310,000

Freehold

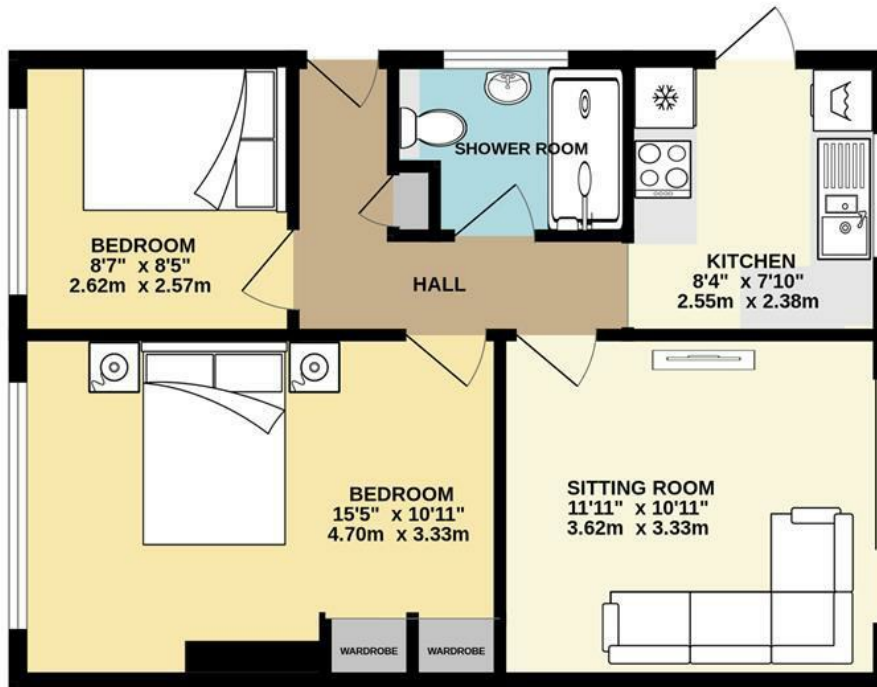
**FARNDSELL**  
ESTATE AGENTS





# GROUND FLOOR

667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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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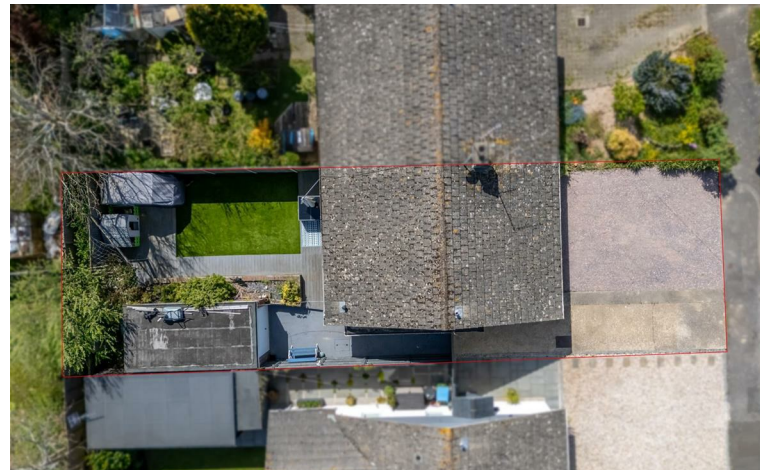


- Modern Semi-Detached Bungalow
- Sitting Room With Access To The Rear Garden
- Refitted Kitchen
- Two Bedrooms
- Refitted Modern Shower Room
- Gas Fired Central Heating And uPVC Double Glazing
- Driveway Providing Ample Parking
- Workshop formerly the Single Garage
- Landscaped Low Maintenance Secluded Rear Garden
- Cul-De-Sac Location

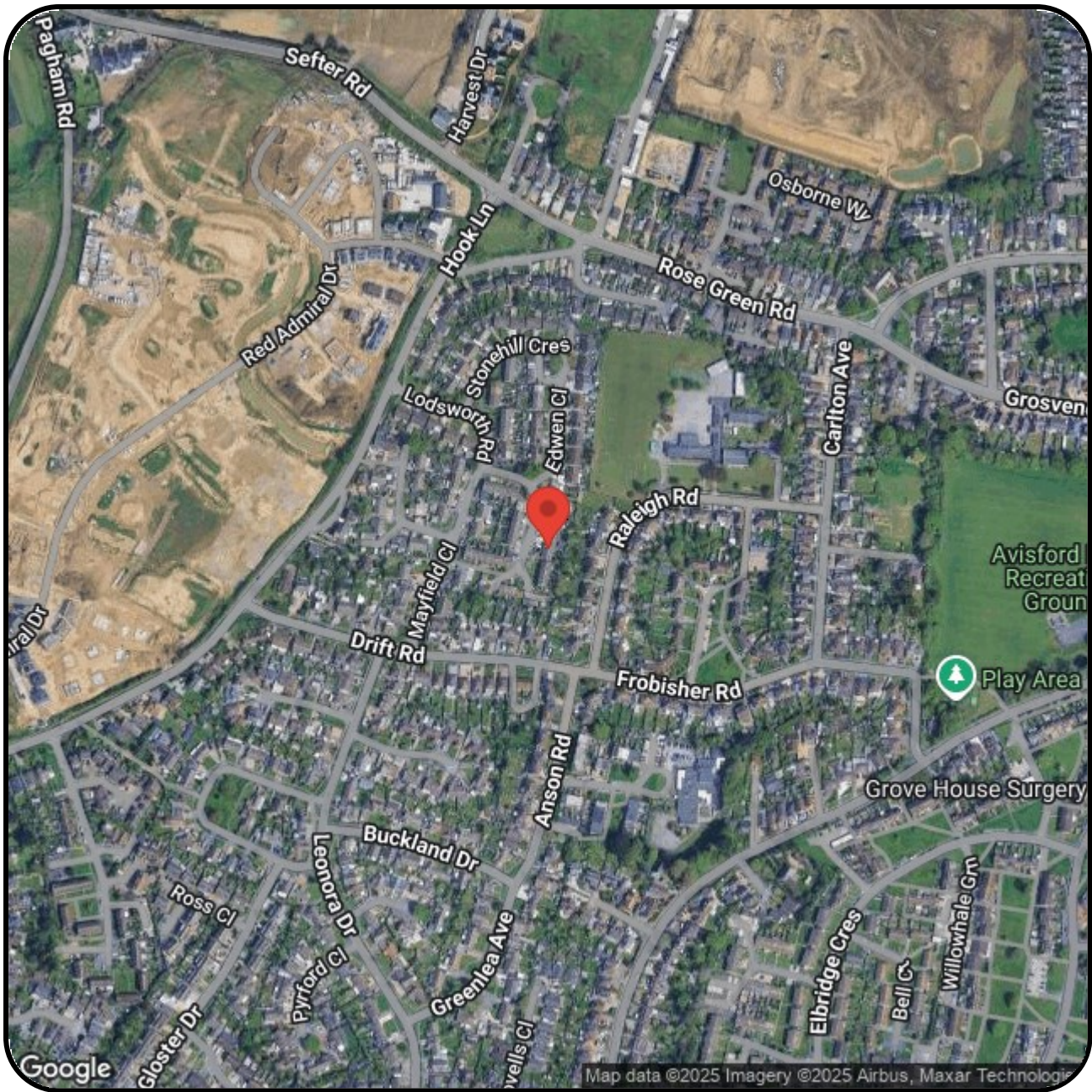
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND C**

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







**FARNDELL**  
ESTATE AGENTS

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<http://www.farndells.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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