

216 London Road, Bognor Regis, West Sussex, PO21 1AX

£325,000

Freehold

FARNDELL
ESTATE AGENTS



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



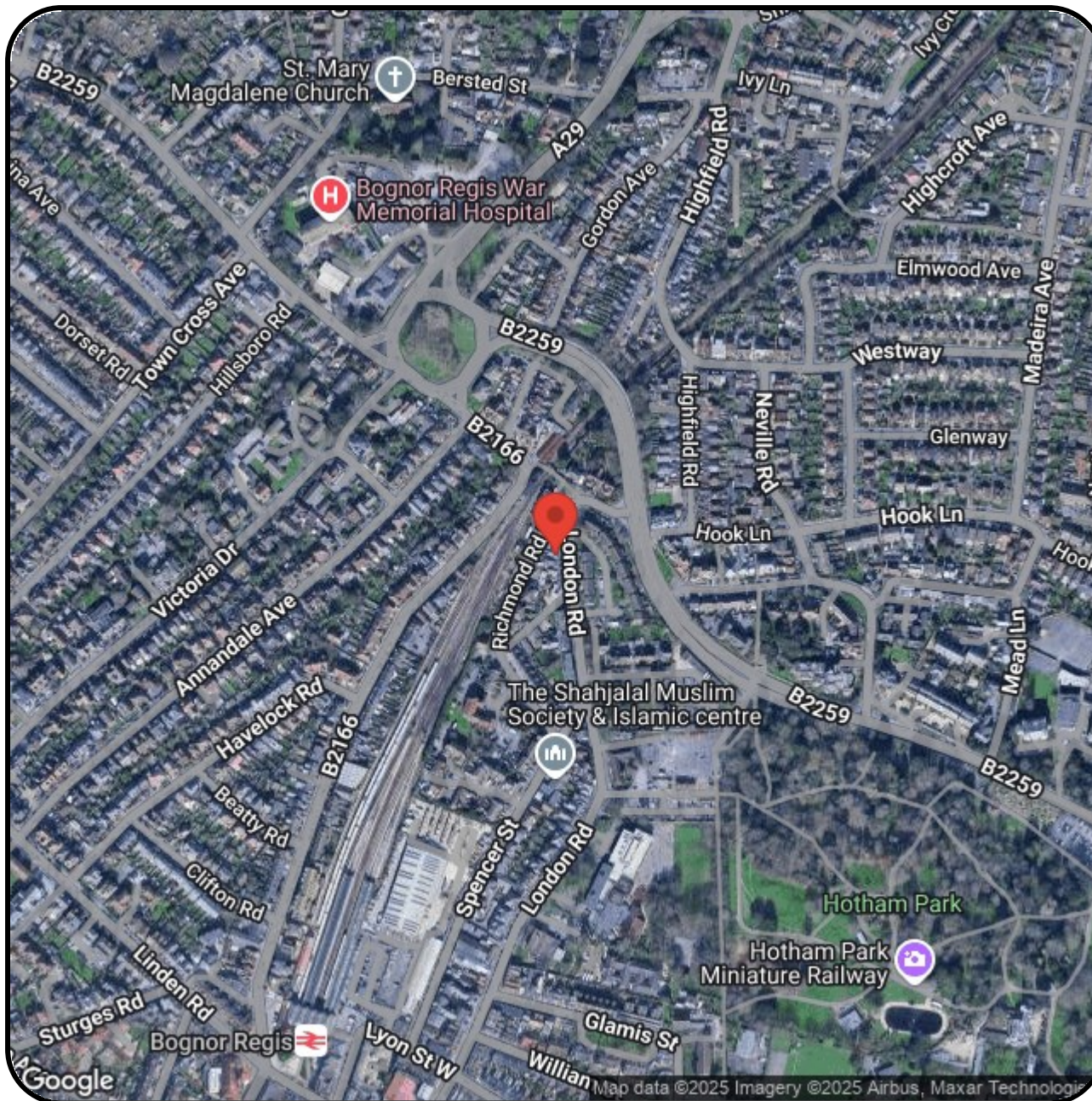
- **Stunning Terraced Victorian House**
- **Fully Updated and Modernised by the Current Owner since 2021**
- **Lounge with Bay Window**
- **Modern Kitchen with Integrated Appliances**
- **Dining Room with Bi-Fold Doors**
- **2 Double Bedrooms and a Study**
- **Lovely Shower Room and Ground Floor WC**
- **Rear Paved Garden with Electric Sockets, Lighting and Heaters**
- **uPVC Sash Windows and Gas Central Heating**
- **Conveniently Situated just over 400 Yards of Bognor Regis Railway Station, Town Centre Shops and Hotham Park**

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





FARNDSELL

ESTATE AGENTS

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Bognor Regis

West Sussex

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<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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