

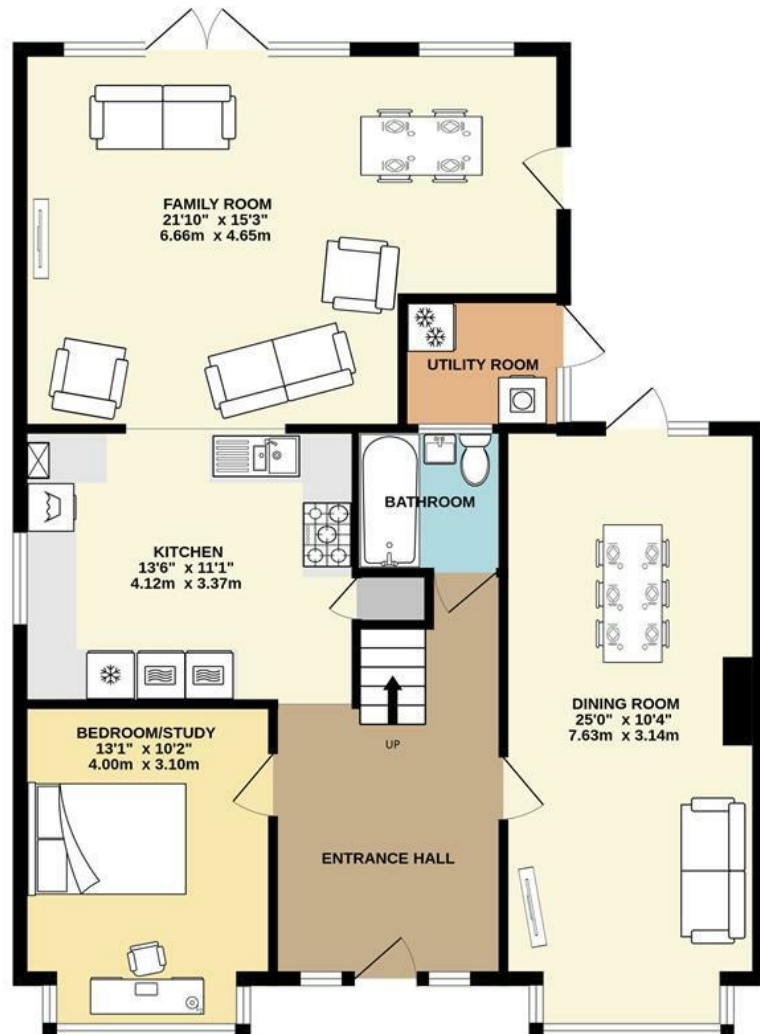
28 Rose Green Road, Rose Green, Bognor Regis, West Sussex, PO21 3EP  
£525,000  
Freehold

**FARNDELL**  
ESTATE AGENTS

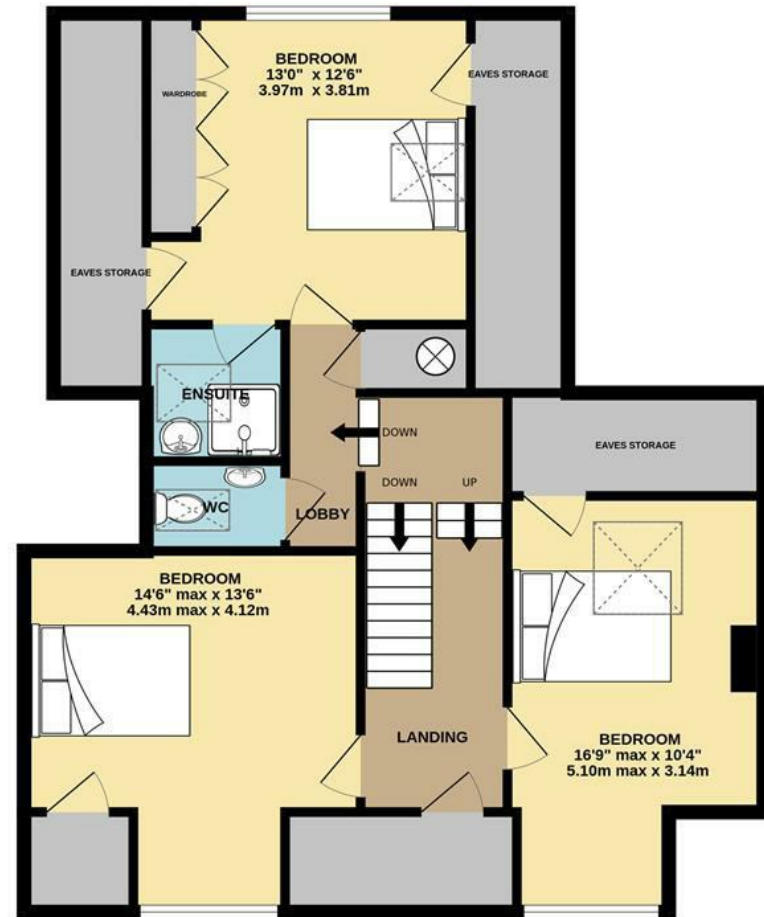




GROUND FLOOR  
1019 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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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- Spacious Detached Family House
- Large Family Room opening onto the Rear Garden
- Modern Kitchen
- Separate Dining Room and Snug
- 3 Double Bedrooms on the 1st Floor
- Ground Floor Bedroom 4 or Study
- Ground Floor Bathroom, Ensuite and Cloakroom
- uPVC Double Glazing and Gas Central Heating
- Gated Driveway
- Conveniently Situated within 200 Yards of Local Shops in Rose Green Village

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 D**

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







# FARNDELL

## 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>79</b>
(69-80) <b>C</b>	<b>69</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 D