

4 Brook Close, Bognor Regis, West Sussex, PO21 5PN

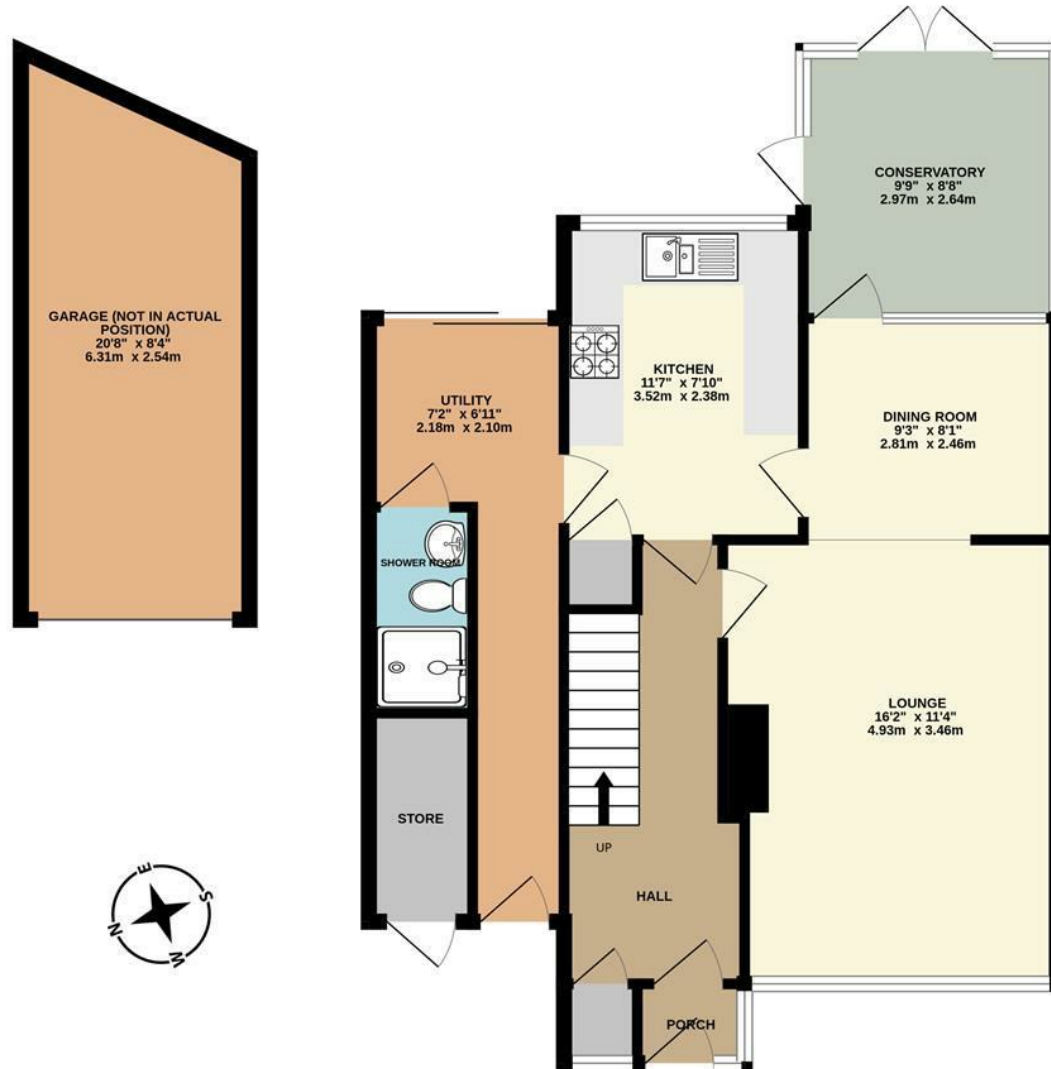
£385,000

Freehold

FARNDELL
ESTATE AGENTS



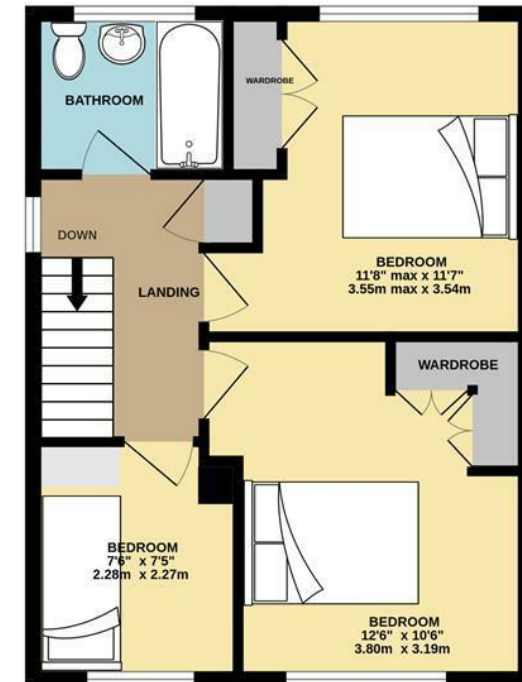
GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.

TOTAL FLOOR AREA : 1315 sq.ft. (122.1 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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- Well Presented Detached House set in Quiet Cul-de-Sac
- Open Plan Lounge/Dining Room
- Conservatory
- Modern Fitted Kitchen with Separate Utility Room
- Modern GF Shower Room and Modern FF Bathroom
- 3 Bedrooms
- Gas Central Heating and uPVC Double Glazed
- Garage in Compound with Grass Area to Side
- Rear Garden with Artificial Grass Surrounded by Paving
- Easy Access to Schools (for all ages), Bus Routes and Local Shops



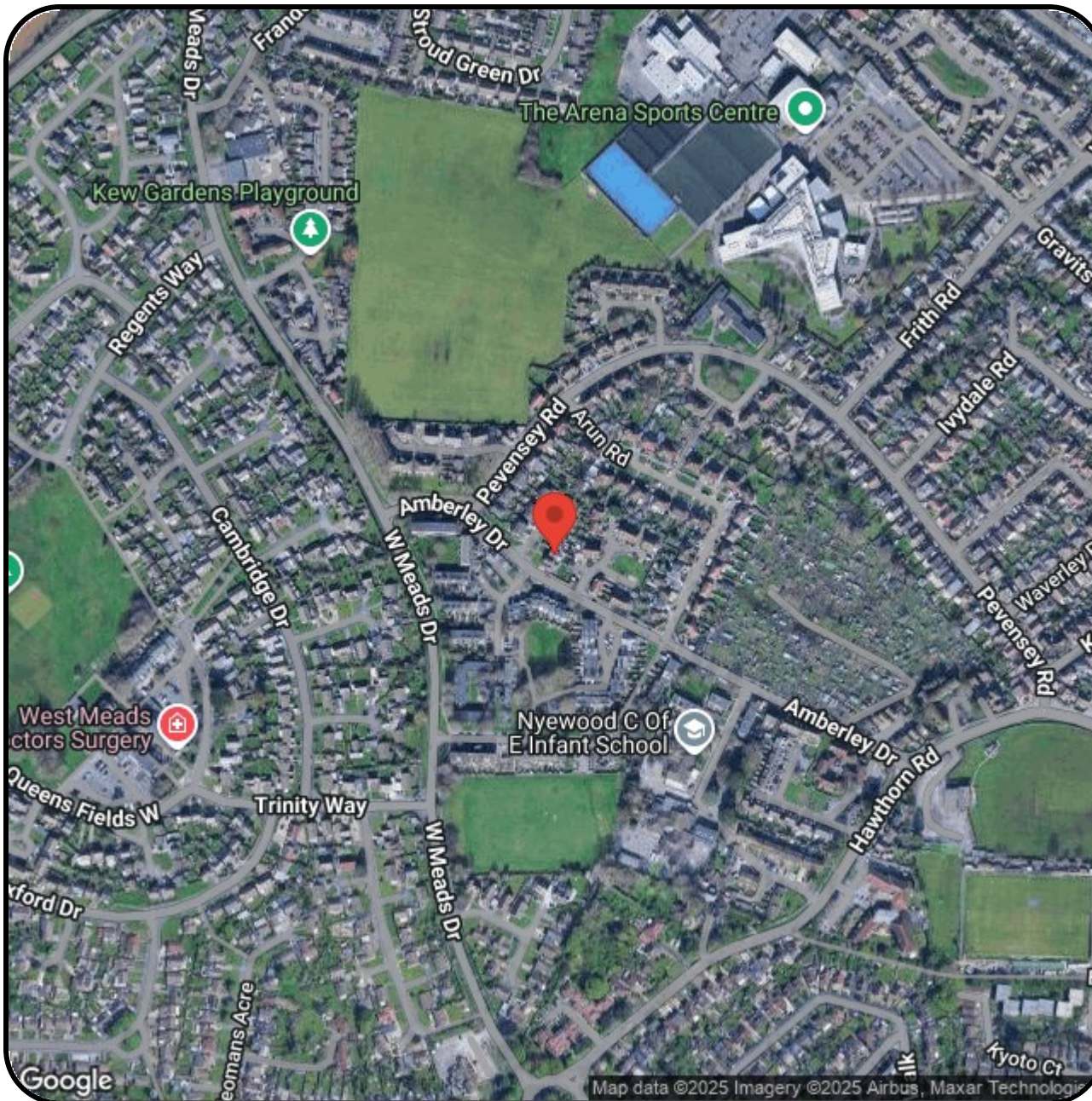
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND D

LOCAL AUTHORITY

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





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		84
(69-80) C	71	
(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 D