

39 Hinde Road, Felpham, Bognor Regis, West Sussex, PO22 7QJ

£450,000

Freehold

FARNDILL
ESTATE AGENTS



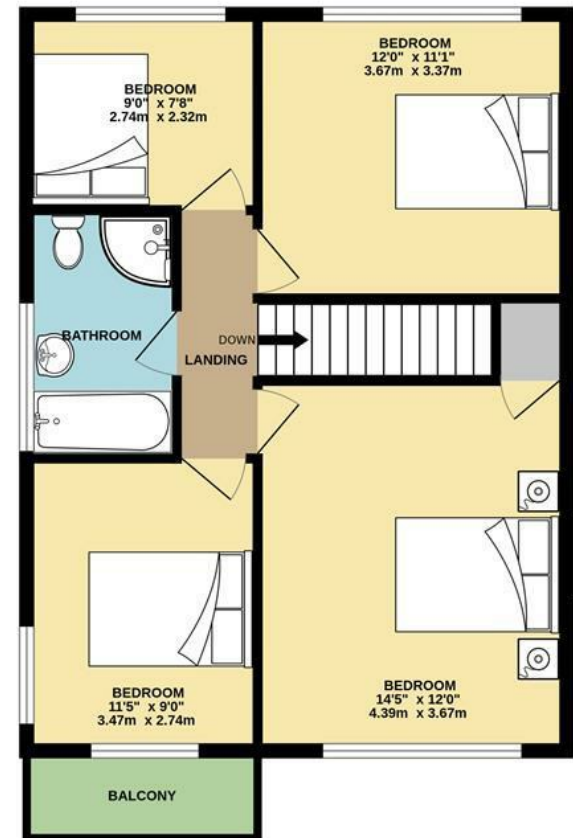
GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.

TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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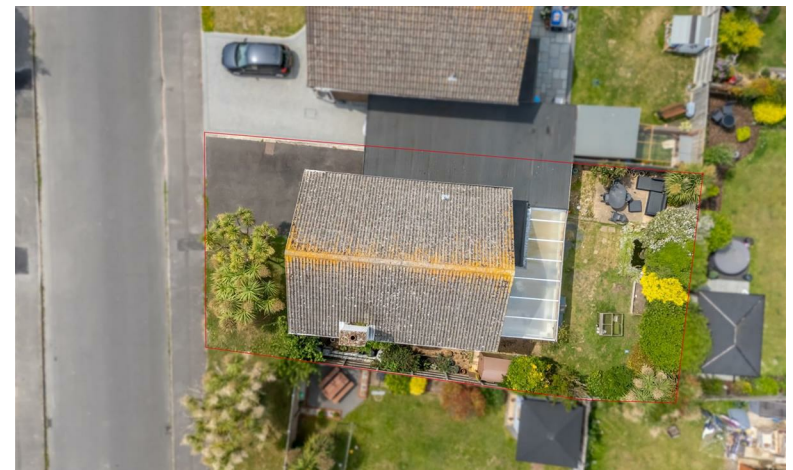
- Link-Detached Family House in the much requested Summerly Fields
- Large Sitting Room
- Modern and Spacious Kitchen/Diner
- Conservatory with Utility Area
- 4 Bedrooms
- Family Bathroom and GF Cloakroom
- Front and Rear Gardens
- Garage, Car Port and Driveway
- uPVC Double Glazing and Gas Central Heating
- Within 800 Yards of local Shops, Schools, Bus Routes and the Seafront



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





FARNDELL
ESTATE AGENTS

79 Aldwick Road
Bognor Regis
West Sussex
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sales@farndells.com
<http://www.farndells.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(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 E