

17a Fernhurst Gardens, Aldwick, Bognor Regis, West Sussex, PO21 4BA

£400,000

Freehold

FARNDALL
ESTATE AGENTS



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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- Detached House offered with NO FORWARD CHAIN
- Rear-Aspect Sitting Room
- Dining Room (potentially Bedroom 3)
- Kitchen
- 2 Double Bedrooms accessed from a Galleried Landing
- Ground Floor Bathroom and First Floor WC
- uPVC Double Glazing and Gas Central Heating
- Front and Rear Gardens
- Driveway and Garage
- Cul-de-Sac Location

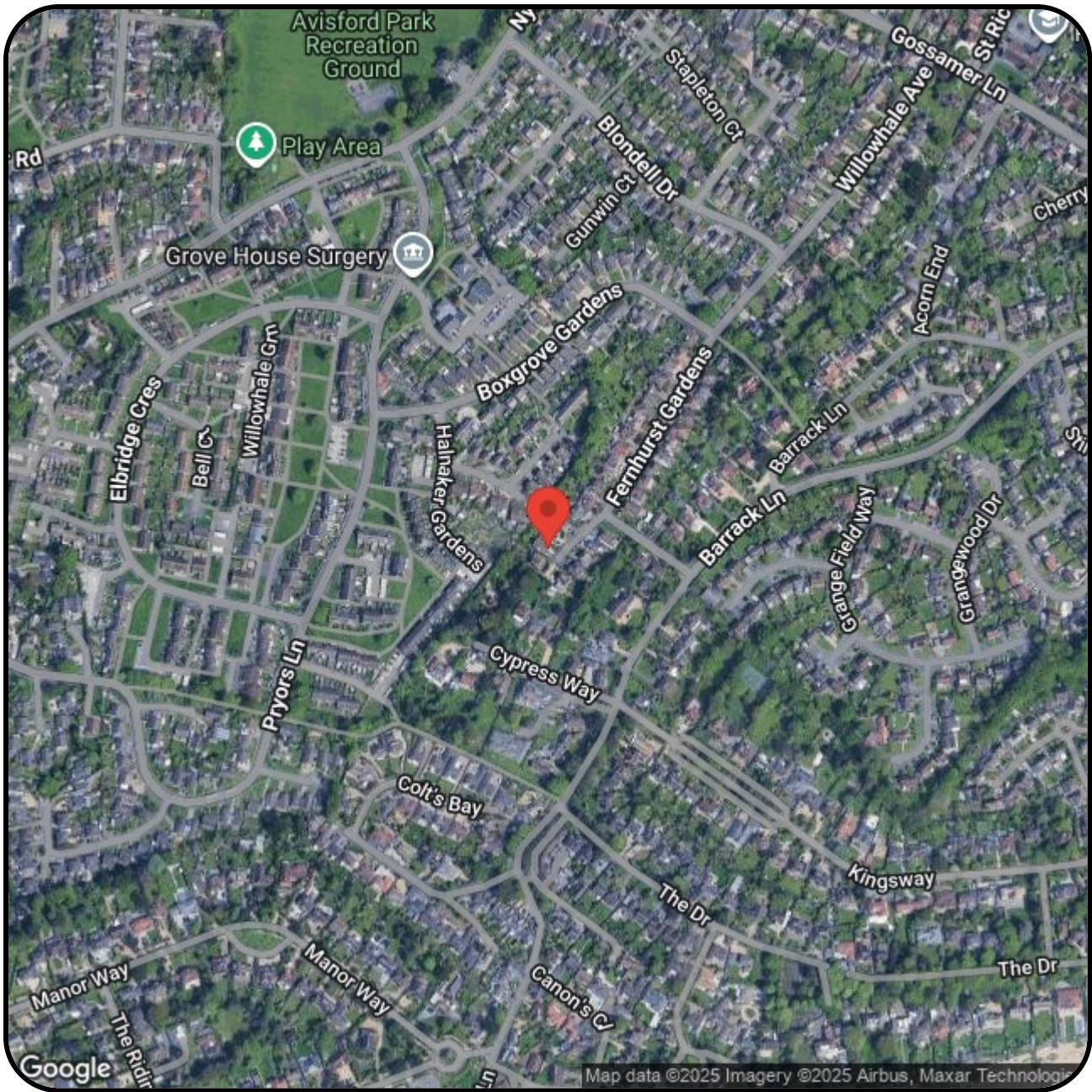
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND E

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		
(69-80) C		76
(55-68) D	64	
(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