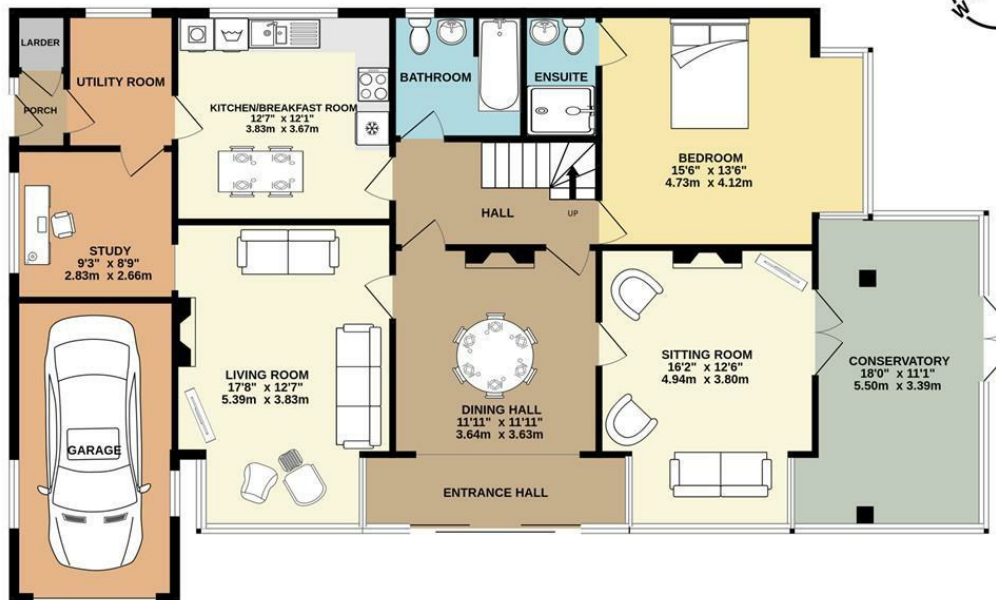


'Robinel', 2 Fernhurst Gardens, Aldwick, Bognor Regis, West Sussex, PO21 4AZ
£600,000
Freehold

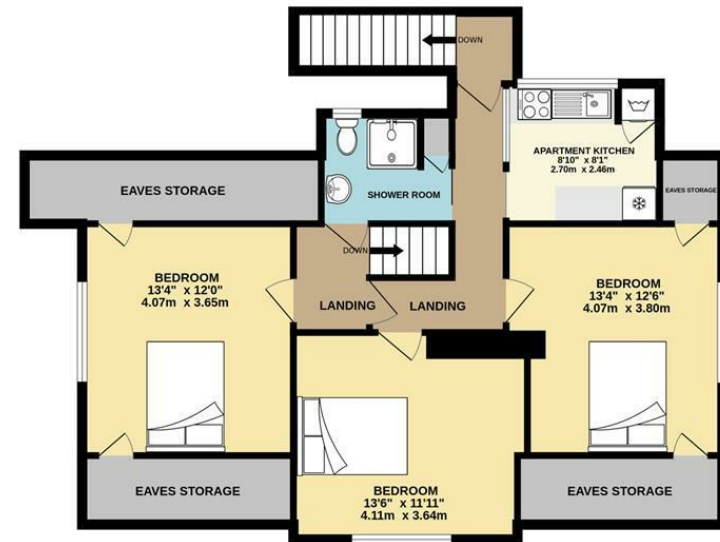
 **FARNDELL**
ESTATE AGENTS



GROUND FLOOR
1593 sq.ft. (148.0 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 2328 sq.ft. (216.3 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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- Substantial Detached Family House offered with NO FORWARD CHAIN
- Corner Plot approaching 1/4 Acre in total
- Currently arranged with a separate First Floor Annex
- Separate Living Room and Sitting Room
- Kitchen/Breakfast Room and Utility
- Welcoming Entrance and Dining Hall
- 4 Double Bedrooms
- Bathroom, Shower Room and Ensuite
- Conservatory and Study
- Driveway and Garage

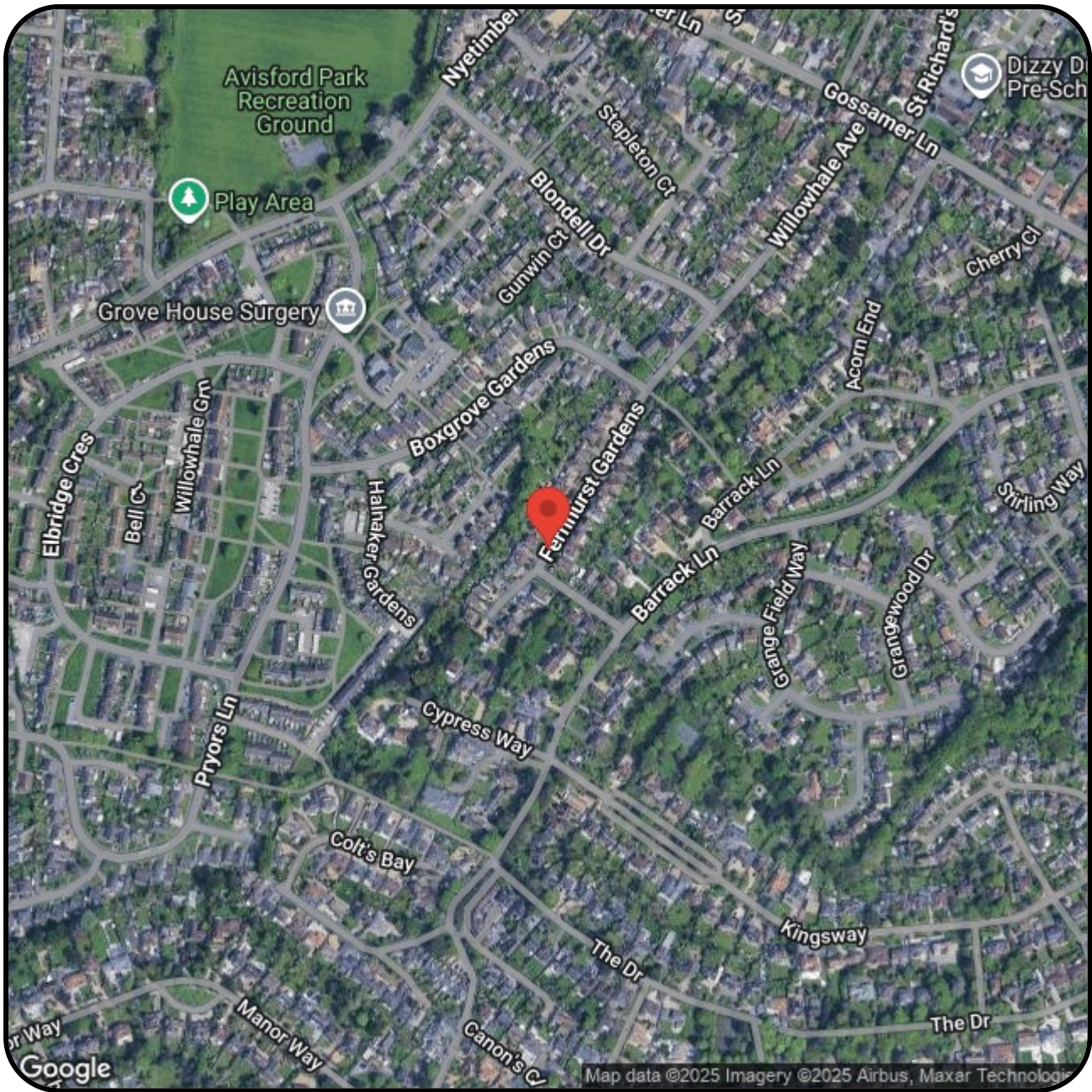
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

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
PO21 2NW
01243 869991
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		
(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