

12 Kenilworth Road, Bognor Regis, West Sussex, PO21 5NE

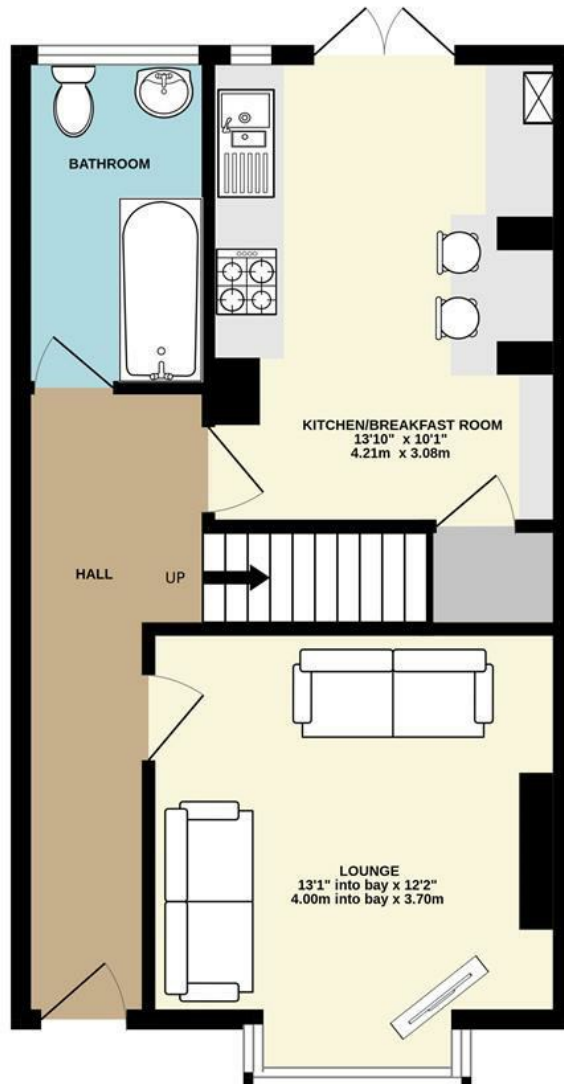
£280,000

Freehold

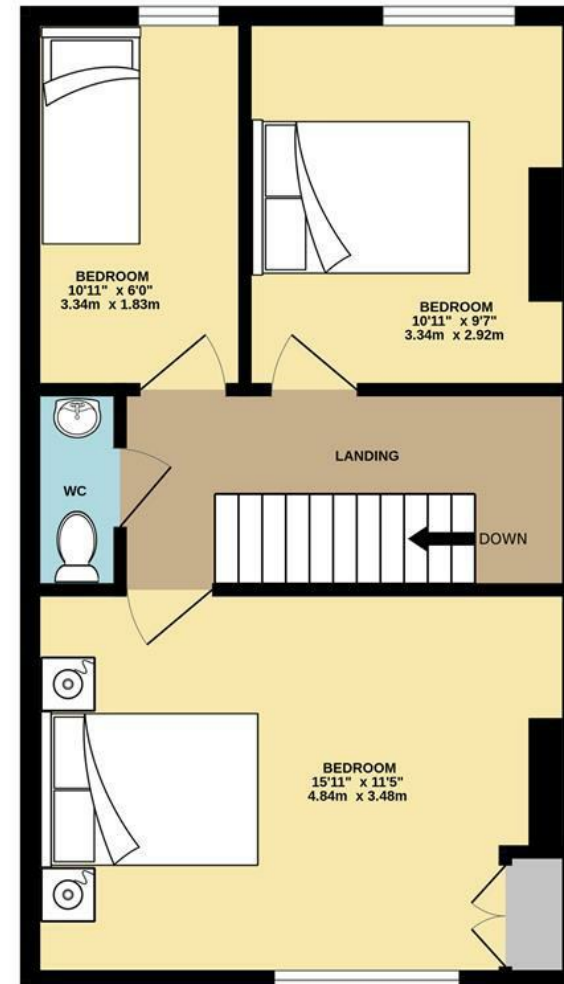
FARNDALL
ESTATE AGENTS



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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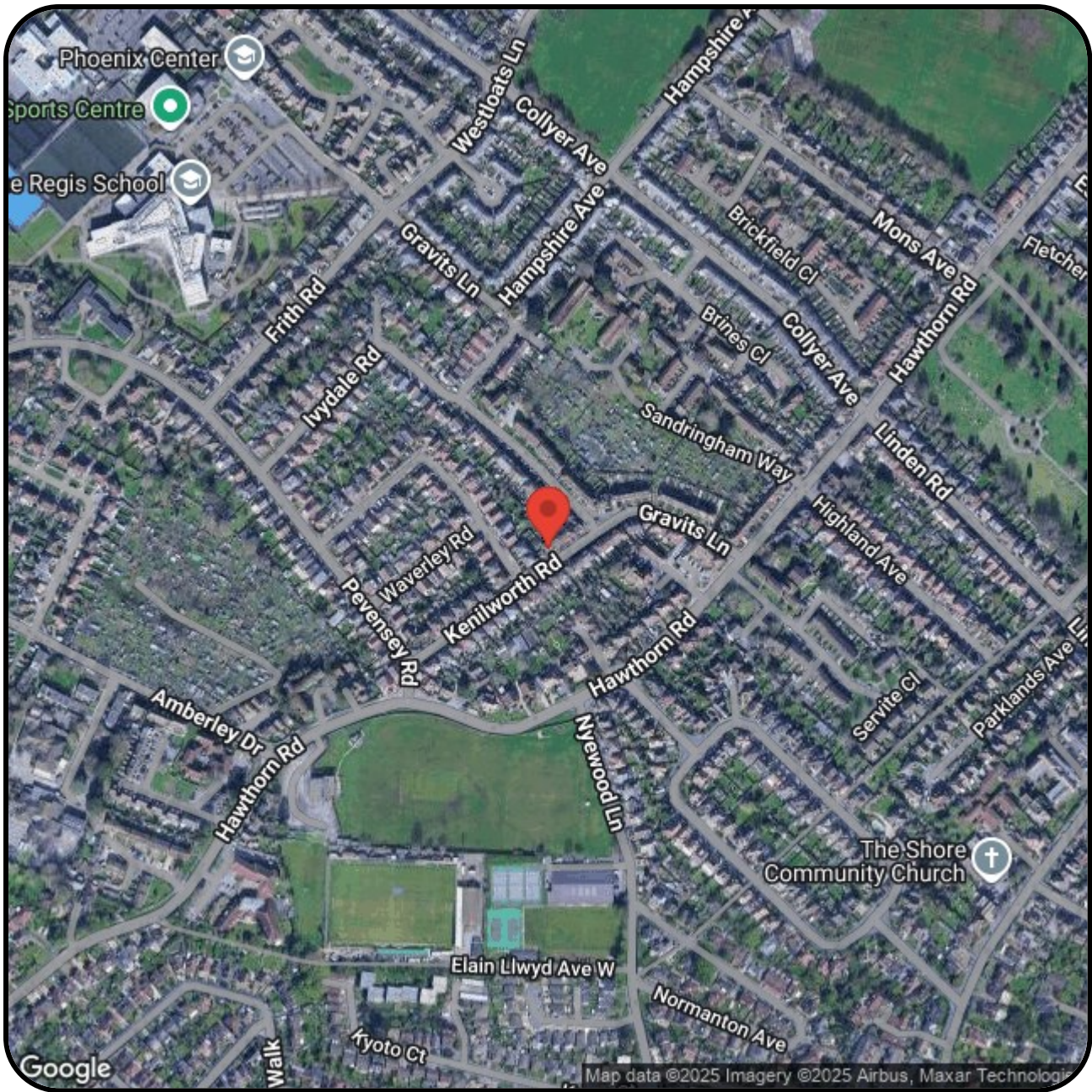
- End-of-Terrace Character House
- Lounge with Bay Window
- Kitchen/Breakfast Room
- 3 Bedrooms
- Ground Floor Bathroom and 1st Floor WC
- uPVC Double Glazing and Gas Central Heating
- Front and Rear Garden
- Offered for sale with NO FORWARD CHAIN
- Convenient location for shops, schools and bus routes



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 C

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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 C