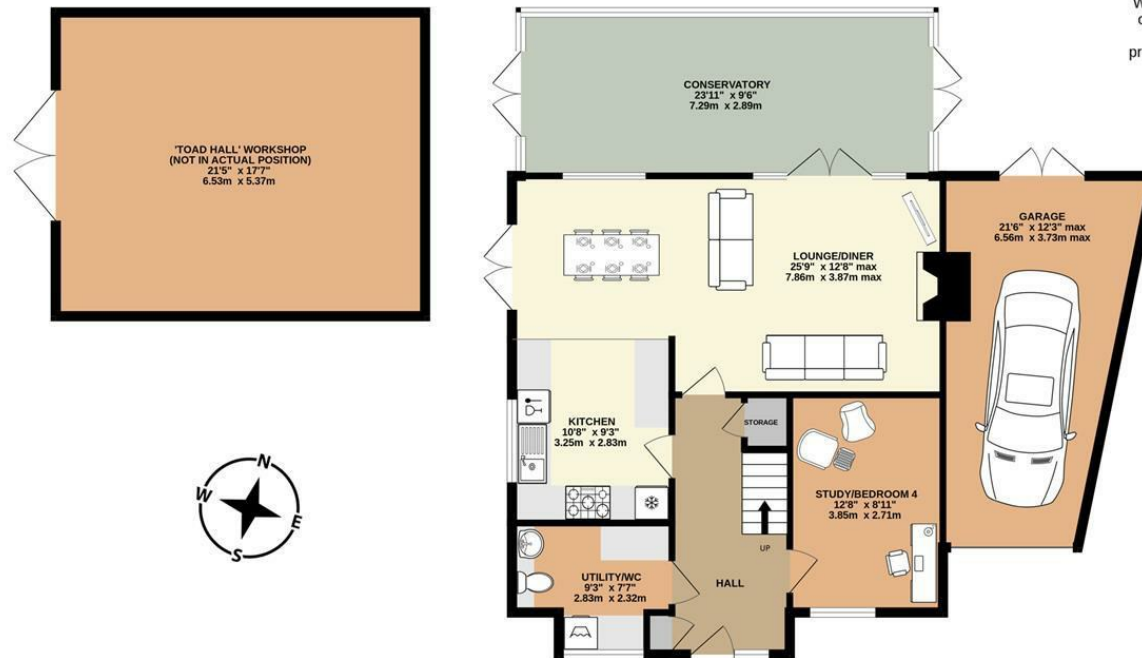


3 Bluebell Woods, Lake Lane, Barnham, Bognor Regis, West Sussex, PO22 0BZ
£625,000
Freehold

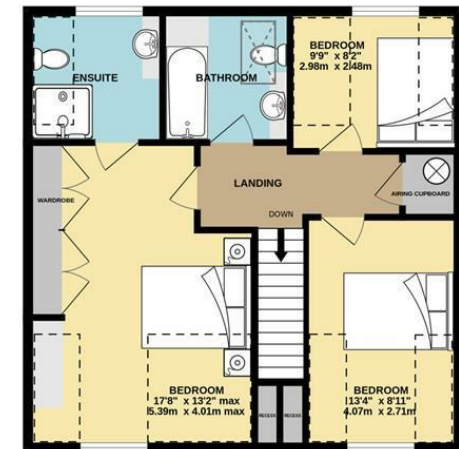
FARNDSELL
ESTATE AGENTS



GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 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 Family House offered with NO FORWARD CHAIN
- Exclusive development of only 3 Homes
- Large Lounge/Diner opening onto Kitchen
- Large Conservatory
- 3 Double Bedrooms
- Study/Bedroom 4
- Family Bathroom, Ensuite and Utility Cloakroom
- uPVC Double Glazing, Underfloor Heating and Gas Central Heating
- Feature Large Rear Garden with Mature Woodland, Stream and Large Workshop
- Driveway and Garage

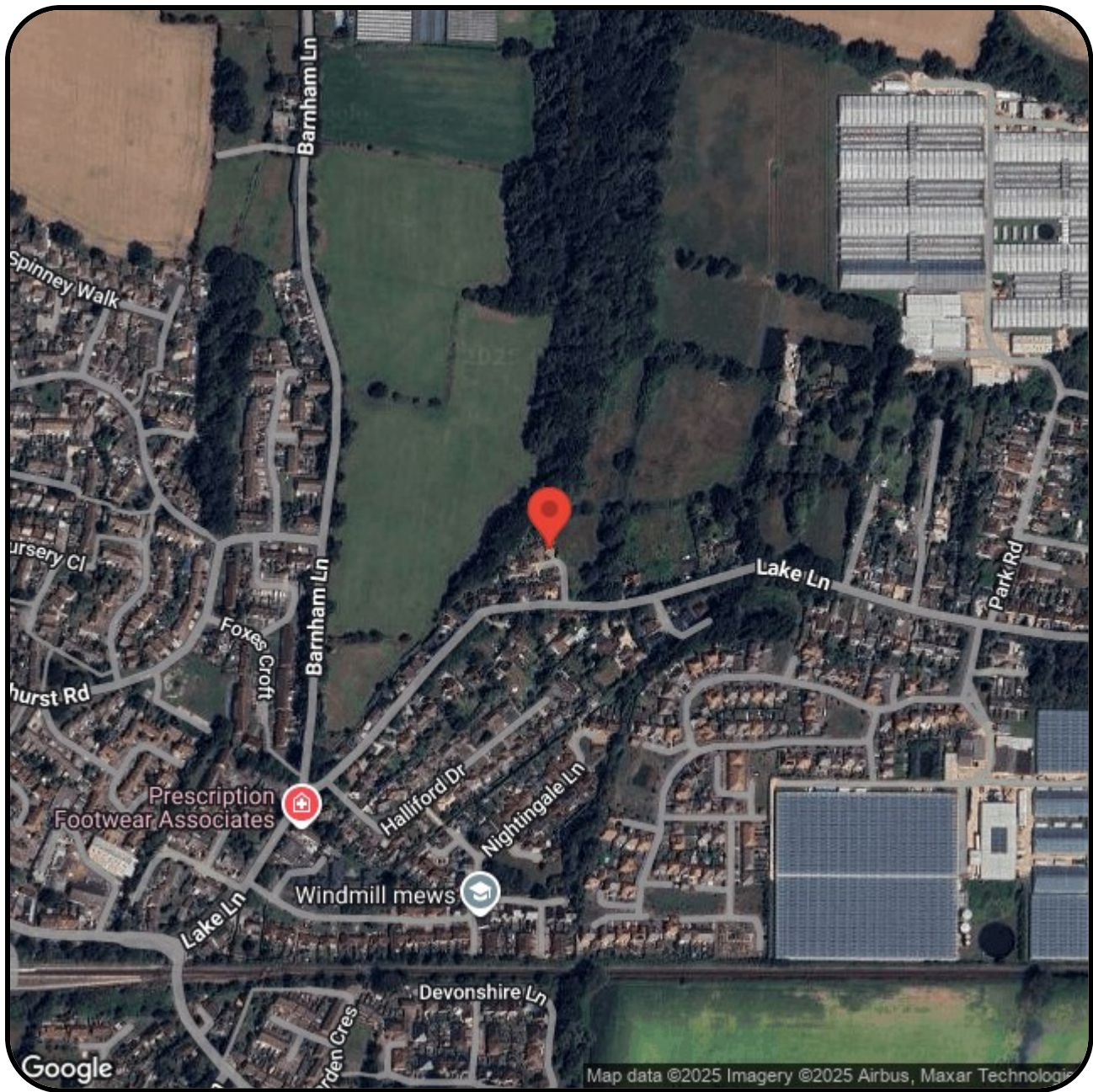
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

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		88
(69-80) C	81	
(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