

23 Gilwynes, Aldwick Fields, Bognor Regis, West Sussex, PO21 3SG

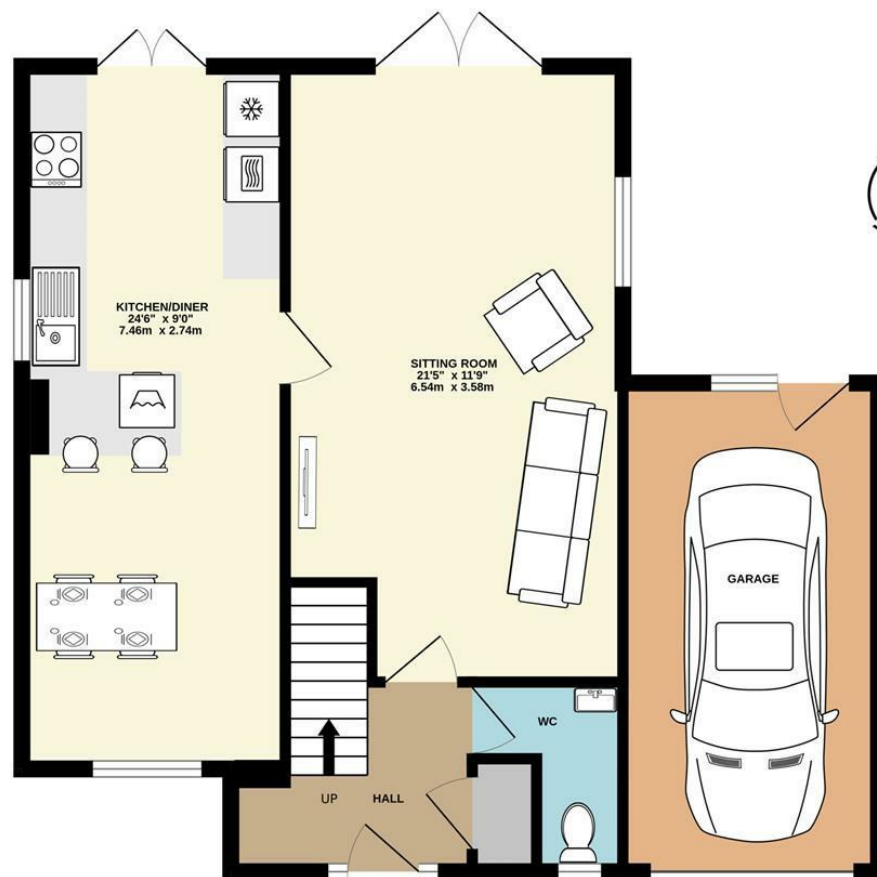
£475,000

Freehold

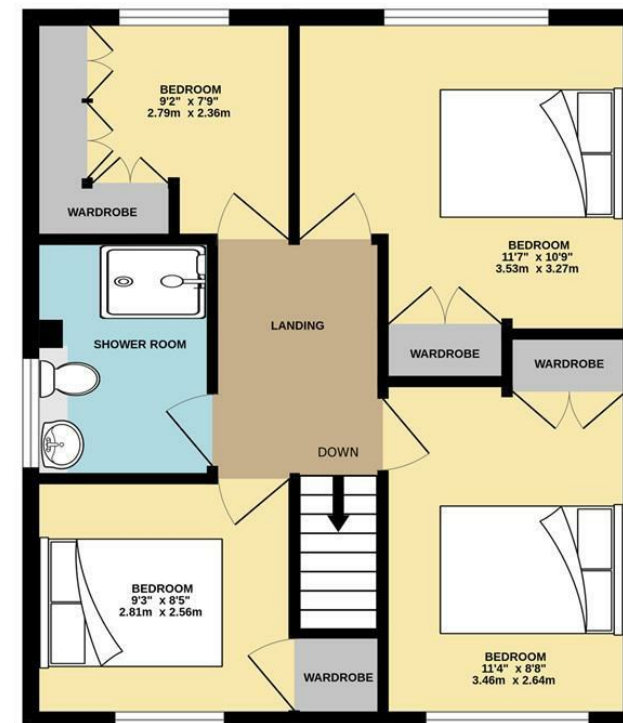
FARNDALL
ESTATE AGENTS



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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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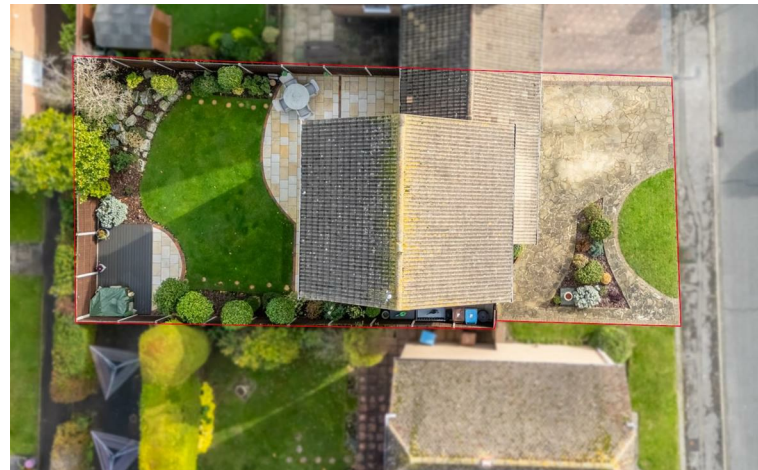
- Beautiful Link-Detached Family House
- Large Sitting Room
- Modern Kitchen/Diner with Breakfast Bar
- 4 Bedrooms with Wardrobes (Bedroom 4 currently used as a Dressing Room)
- Modern Shower Room and Ground Floor Cloakroom
- Gas Central Heating and uPVC Double Glazing with Plantation Shutters fitted to front windows
- Attractively Landscaped Rear Garden
- Driveway and Garage
- Cul-de-Sac Location within 1 mile of Local Shops, Schools 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





FARNDSELL

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Bognor Regis
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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		84
(69-80) C	71	
(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