

5 Grosvenor Gardens, Rose Green, Bognor Regis, West Sussex, PO21 3EY

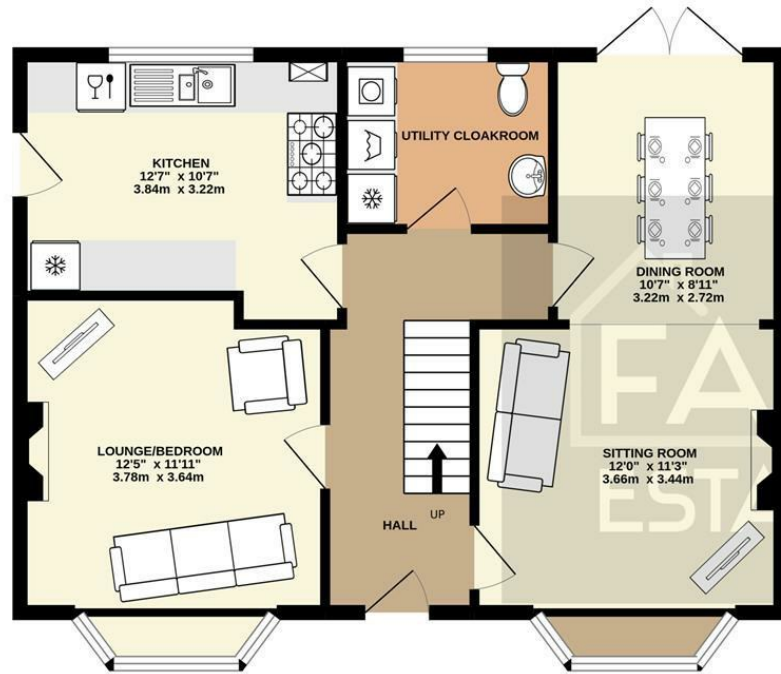
£395,000

Freehold

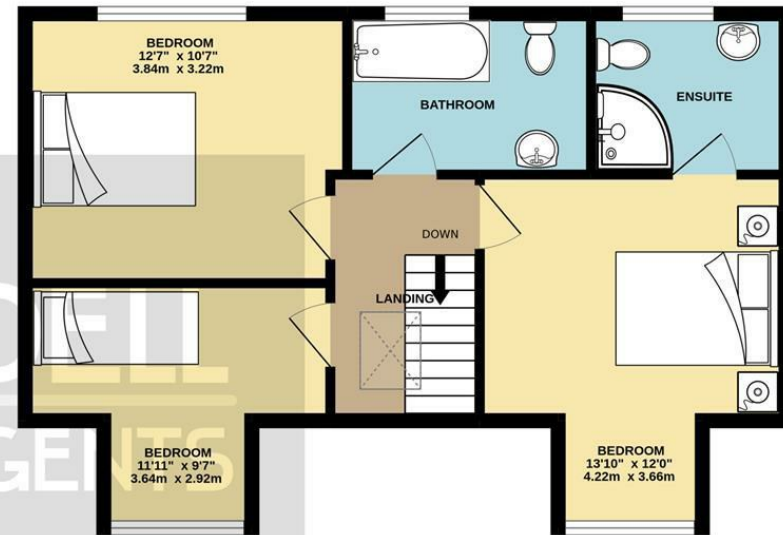
FARNDSELL
ESTATE AGENTS



GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 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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- Semi-Detached Family House set in the heart of Rose Green Village
- Open-Plan Sitting Room/Dining Room
- Separate Lounge (or Ground Floor Bedroom 4)
- Modern Kitchen and separate Utility Cloakroom
- 3 Bedrooms
- Family Bathroom and Ensuite Shower Room
- uPVC Double Glazing and Gas Central Heating
- Large South Facing Rear Garden
- Off Road Parking

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 D

LOCAL AUTHORITY

**Arun District Council, Arun Civic Centre,
Maltravers Road, Littlehampton,
West Sussex, BN17 5LF**



FARDELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

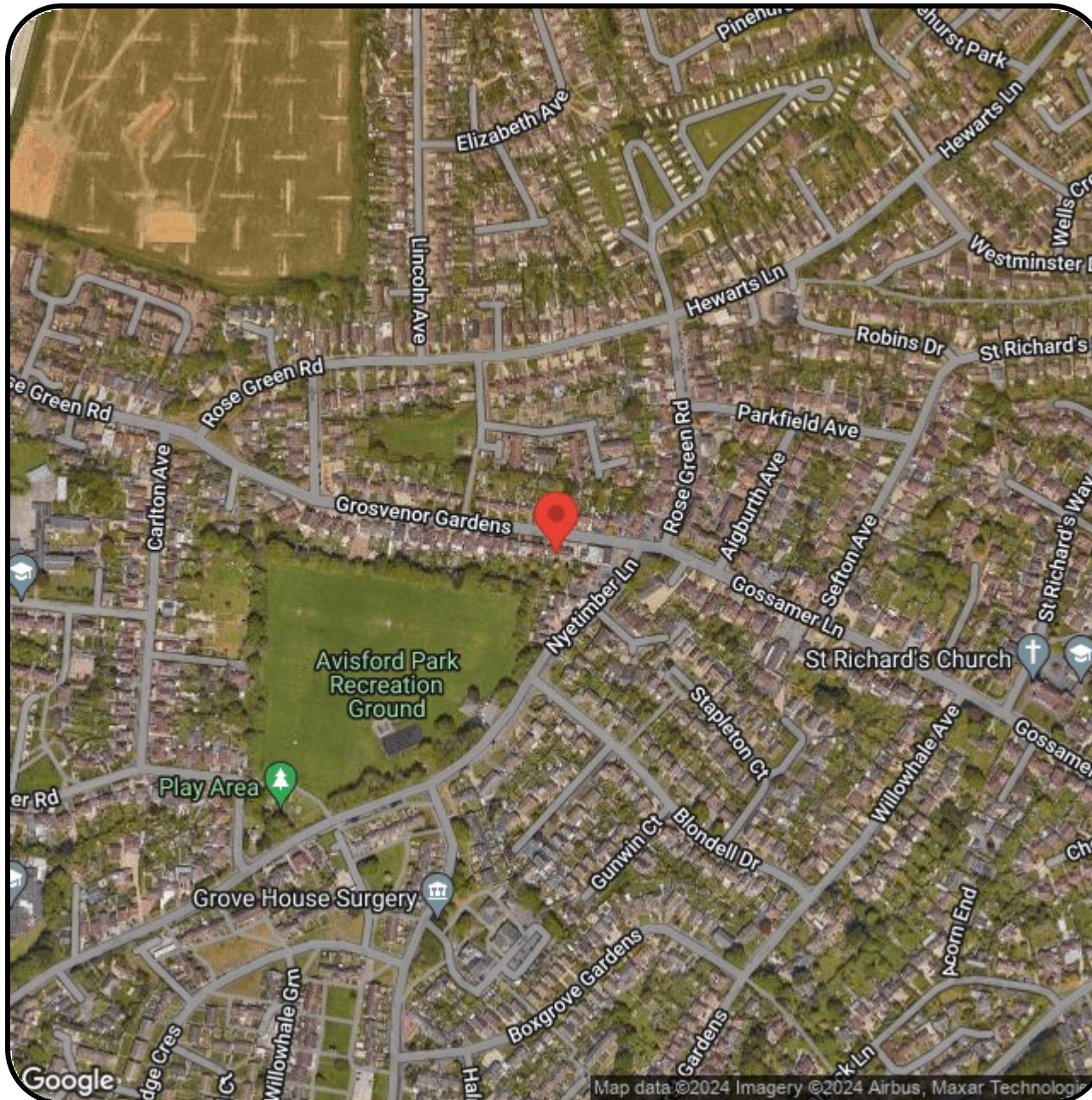
West Sussex

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	