

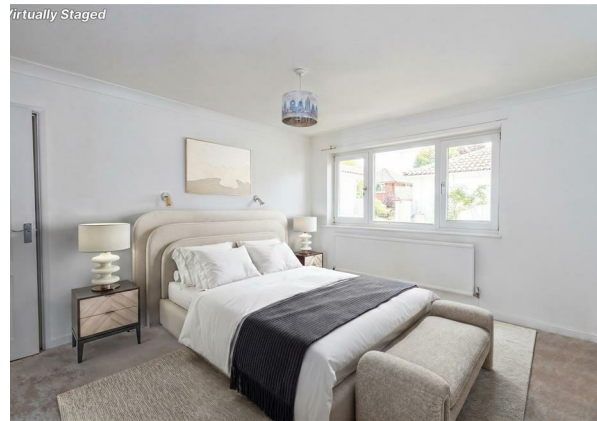
1A Tithe Barn Close, Aldwick Bay Estate, Bognor Regis, West Sussex, PO21 4EY

£650,000

Freehold



Virtually Staged



Virtually Staged

GROUND FLOOR

1695 sq.ft. (157.5 sq.m.) approx.



TOTAL FLOOR AREA : 1695 sq.ft. (157.5 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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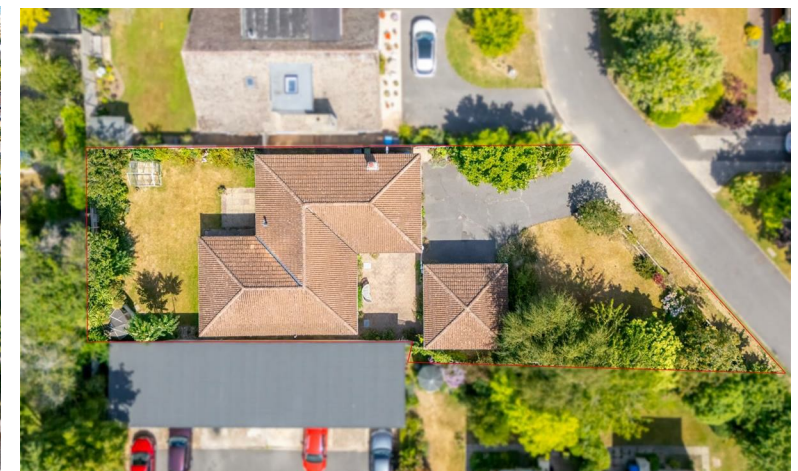
- Spacious Detached Bungalow on a Sought After Private Marine Estate
- Large Sitting Room with Log Burner
- Modern Kitchen and separate Dining Room
- 3 Double Bedrooms
- Ensuite Bathroom and an Accessible Wet Room
- Front and Rear Gardens and a 'Mediterranean-Style' Central Courtyard
- Driveway and a Double Garage
- uPVC Double Glazing and Gas Central Heating
- Offered with NO FORWARD CHAIN to aid an Easier Purchase
- Highly Desirable Location within 400 yards of the Seafront

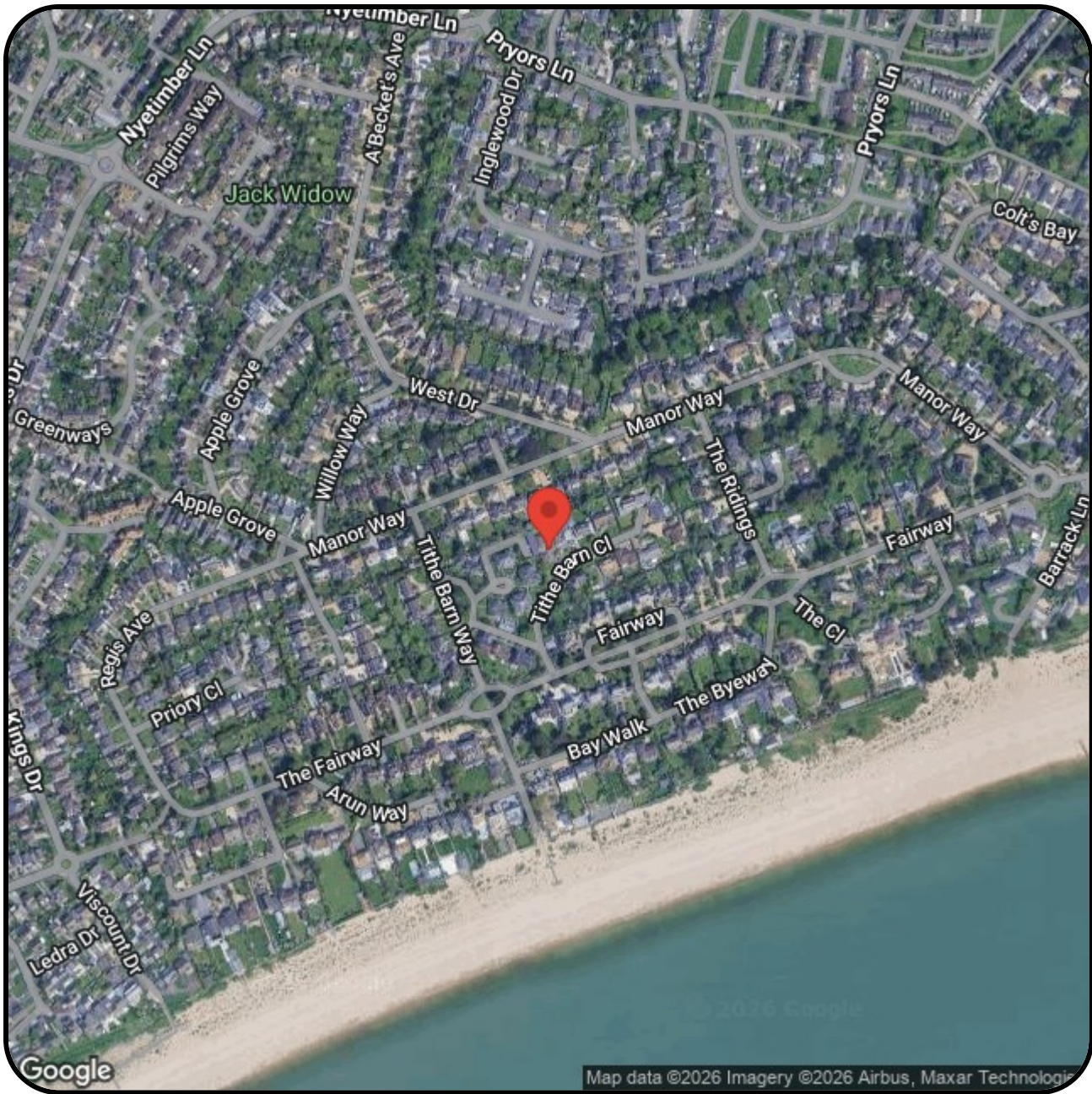


The following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND E

LOCAL AUTHORITY
 Arun District Council, Arun Civic Centre,
 Maltravers Road, Littlehampton,
 West Sussex, BN17 5LF
 Tel: 01903 737500





FARDELL

ESTATE AGENTS

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Bognor Regis

West Sussex

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01243 869991

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<http://www.fardells.com>

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Council Tax Band E