

53 Amberley Drive, Bognor Regis, West Sussex, PO21 5NP

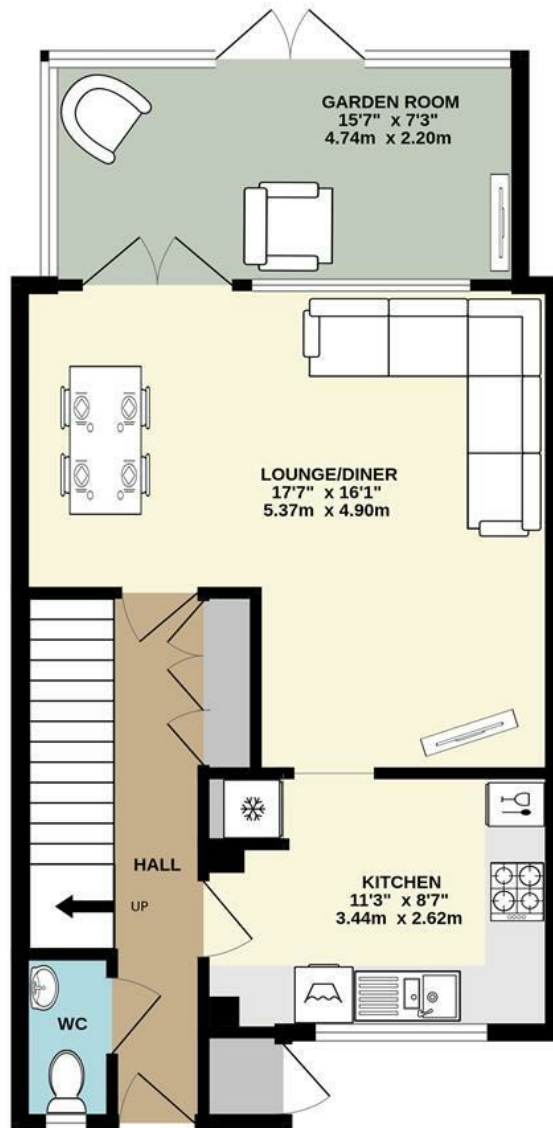
£260,000

Freehold

FARNDILL
ESTATE AGENTS



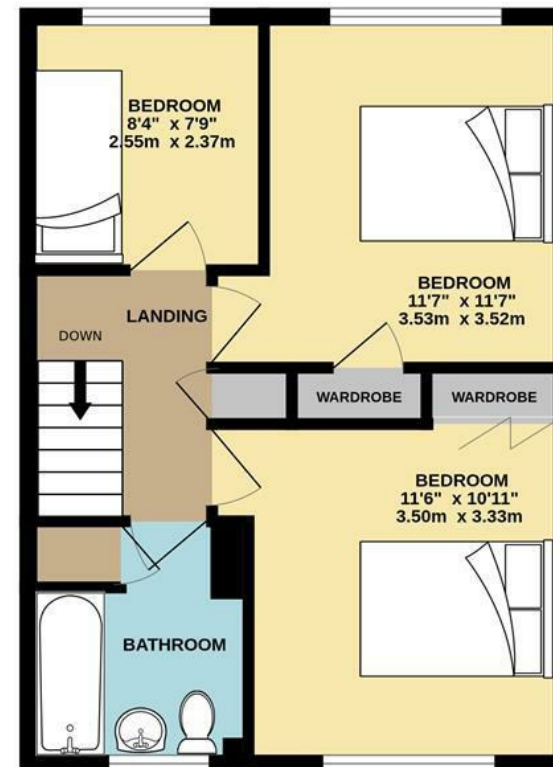
GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.

TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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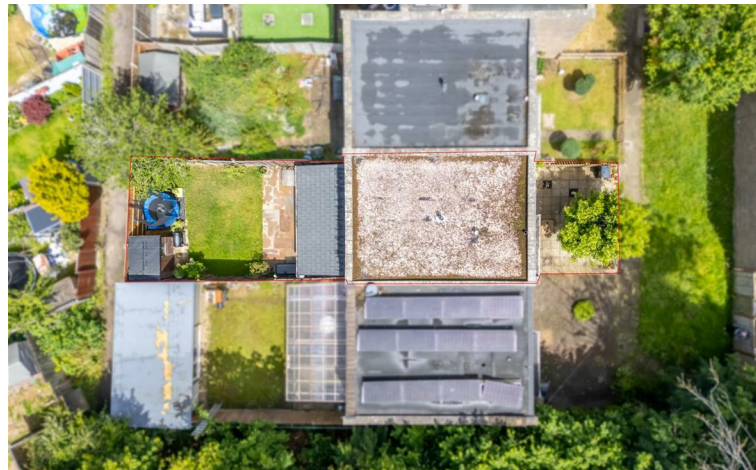
- Well-Presented Terrace House
- Large Lounge/Diner
- Modern Kitchen
- Garden Room overlooking Rear Garden
- 3 Bedrooms
- Family Bathroom and Ground Floor Cloakroom
- uPVC Double Glazing
- Gas Central Heating
- Front and Rear Gardens
- Garage in Local Compound

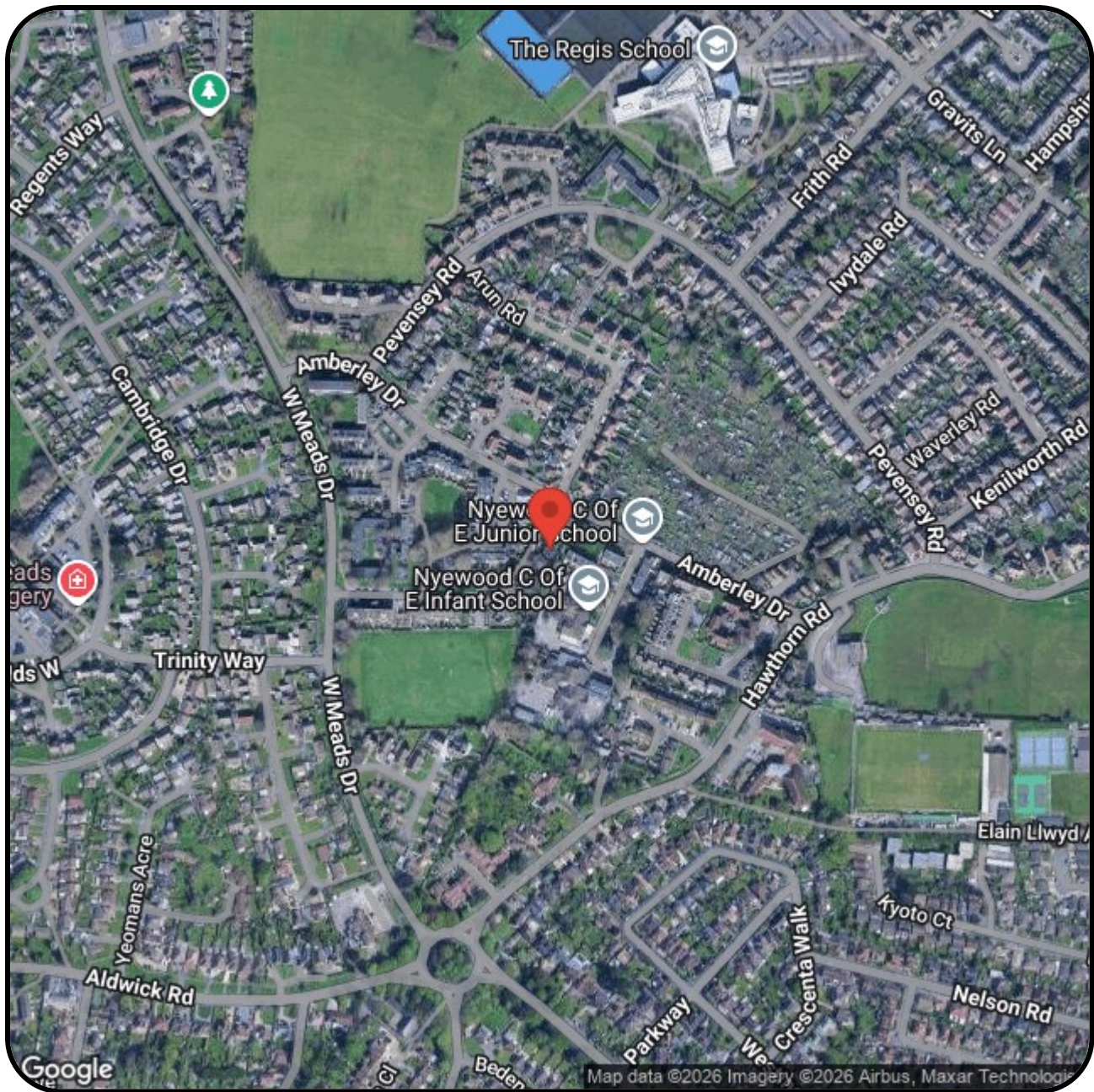


The following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

COUNCIL TAX BAND C

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





FARNDSELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

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<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(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