

40 New Barn Lane, North Bersted, Bognor Regis, West Sussex, PO21 5DN

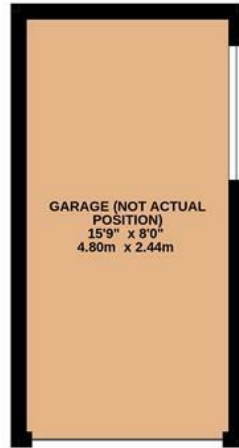
£300,000

Freehold

FARNDSELL
ESTATE AGENTS



GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.

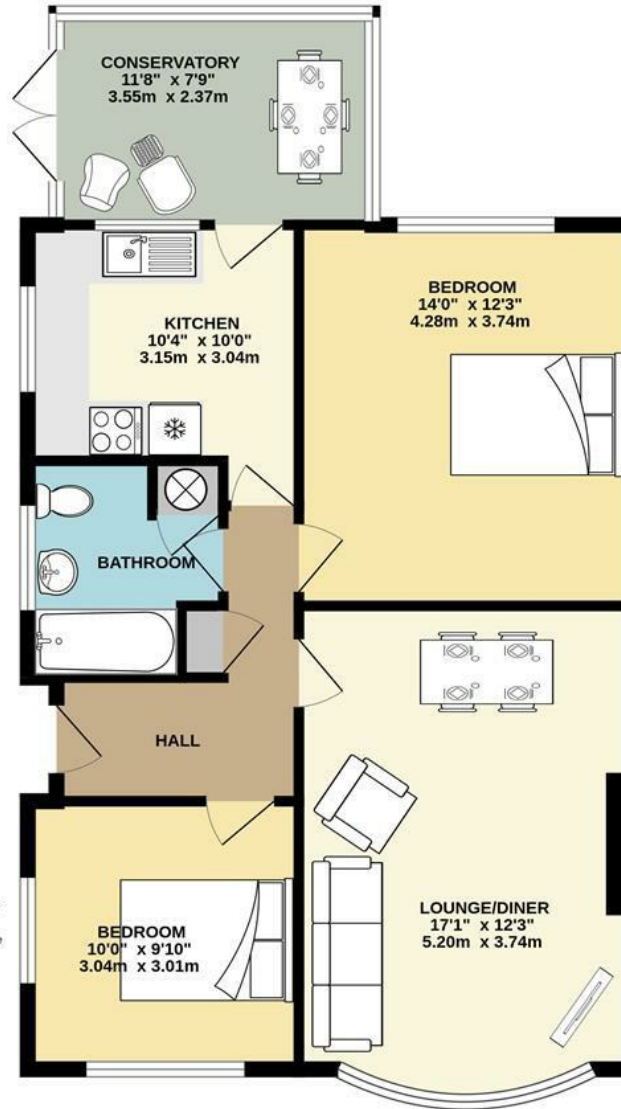


GARAGE (NOT ACTUAL POSITION)
15'9" x 8'0"
4.80m x 2.44m



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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CONSERVATORY
11'8" x 7'9"
3.55m x 2.37m

KITCHEN
10'4" x 10'0"
3.15m x 3.04m

BATHROOM

HALL

BEDROOM
14'0" x 12'3"
4.28m x 3.74m

BEDROOM
10'0" x 9'10"
3.04m x 3.01m

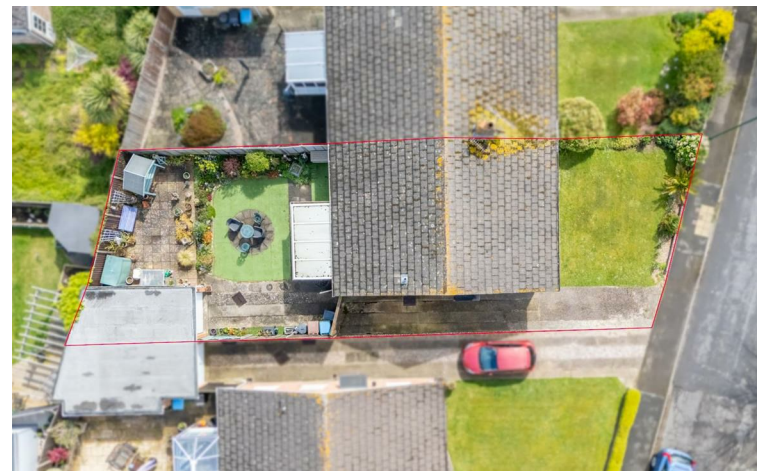
LOUNGE/DINER
17'1" x 12'3"
5.20m x 3.74m

- Semi-Detached Bungalow offered with NO FORWARD CHAIN
- Lounge/Diner
- 2 Double Bedrooms
- Modern Kitchen
- Bathroom
- Conservatory
- Front and Rear Gardens
- uPVC Double Glazing and Gas Central Heating
- Driveway leading to a Garage
- Convenient Location within 400 Yards of Local Shops and Bus Routes

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
 01243 869991
 sales@fardells.com
 http://www.fardells.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(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 C