

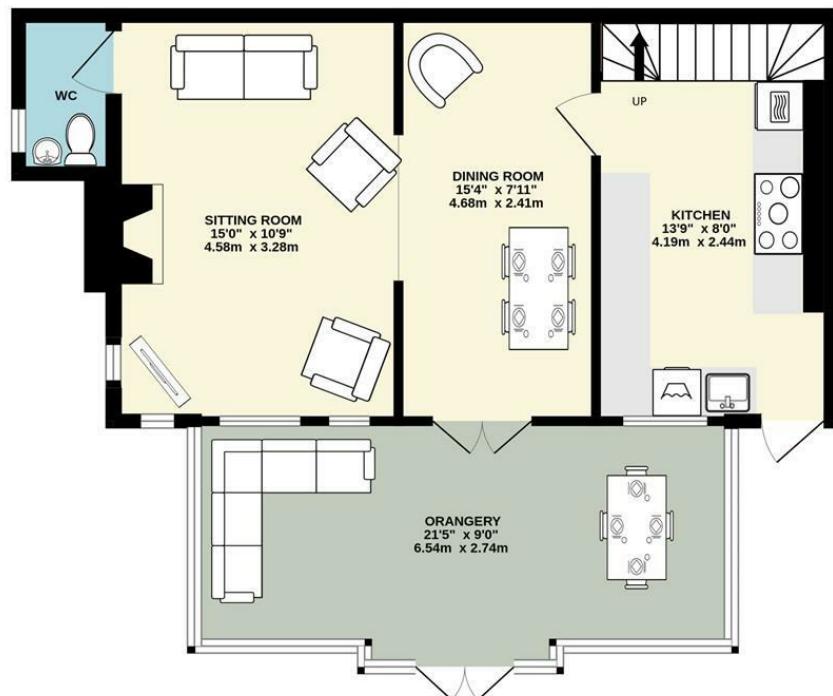
138 Aldwick Road, Bognor Regis, West Sussex, PO21 2PA

£325,000

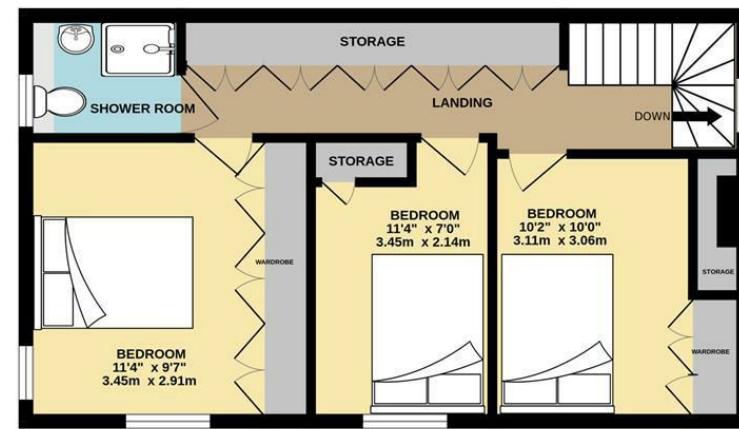
Freehold



GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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- Character Detached House in a Secluded Position
- Sitting Room and Dining Room joined by Archway
- Modern Kitchen
- Large Orangery
- 3 Bedrooms
- Shower Room and Ground Floor Cloakroom
- uPVC Double Glazing and Gas Central Heating
- Driveway leading to Off-Road Parking
- Beautifully Presented Formal Gardens
- Conveniently Situated within 400 Yards of Local Shops, Bus Routes 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 D

LOCAL AUTHORITY

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





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 D