

19 Norbren Avenue, North Bersted, Bognor Regis, West Sussex, PO21 5HD

£325,000

Freehold

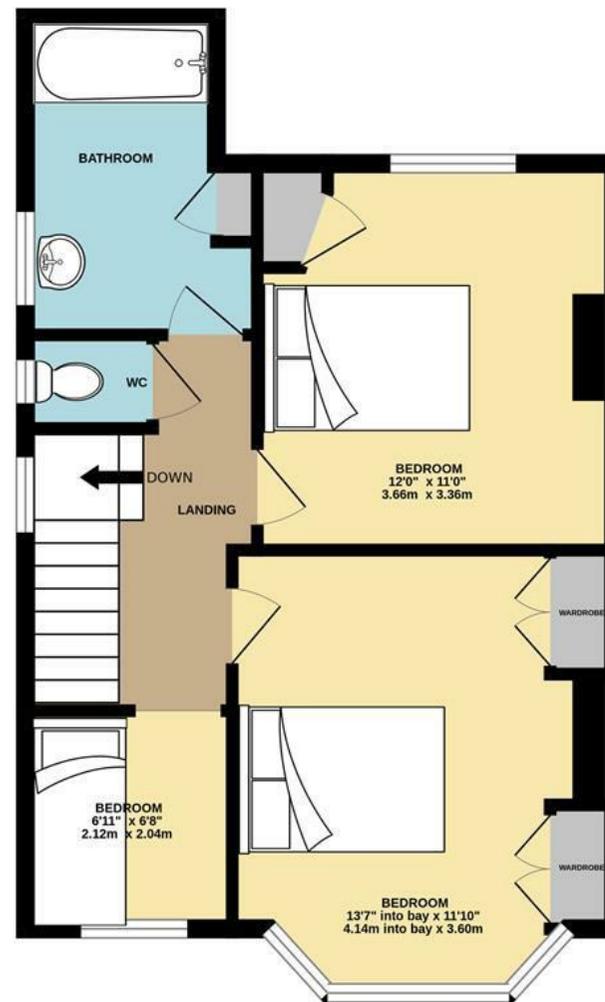
**FARNDSELL**  
ESTATE AGENTS



**GROUND FLOOR**  
458 sq.ft. (42.6 sq.m.) approx.



**1ST FLOOR**  
461 sq.ft. (42.8 sq.m.) approx.



**TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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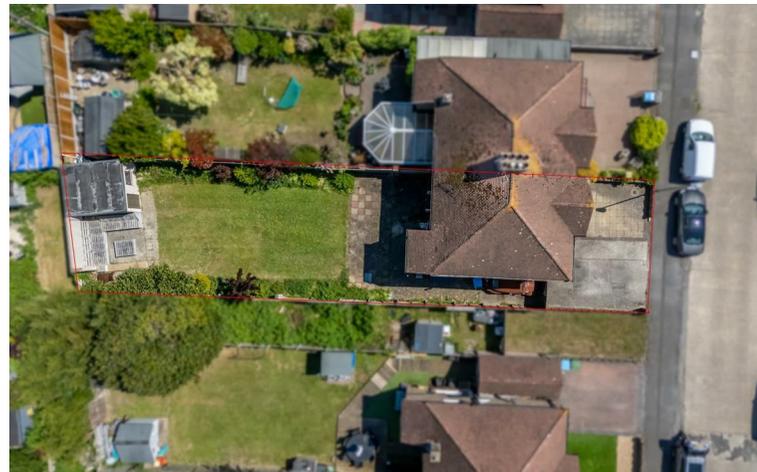


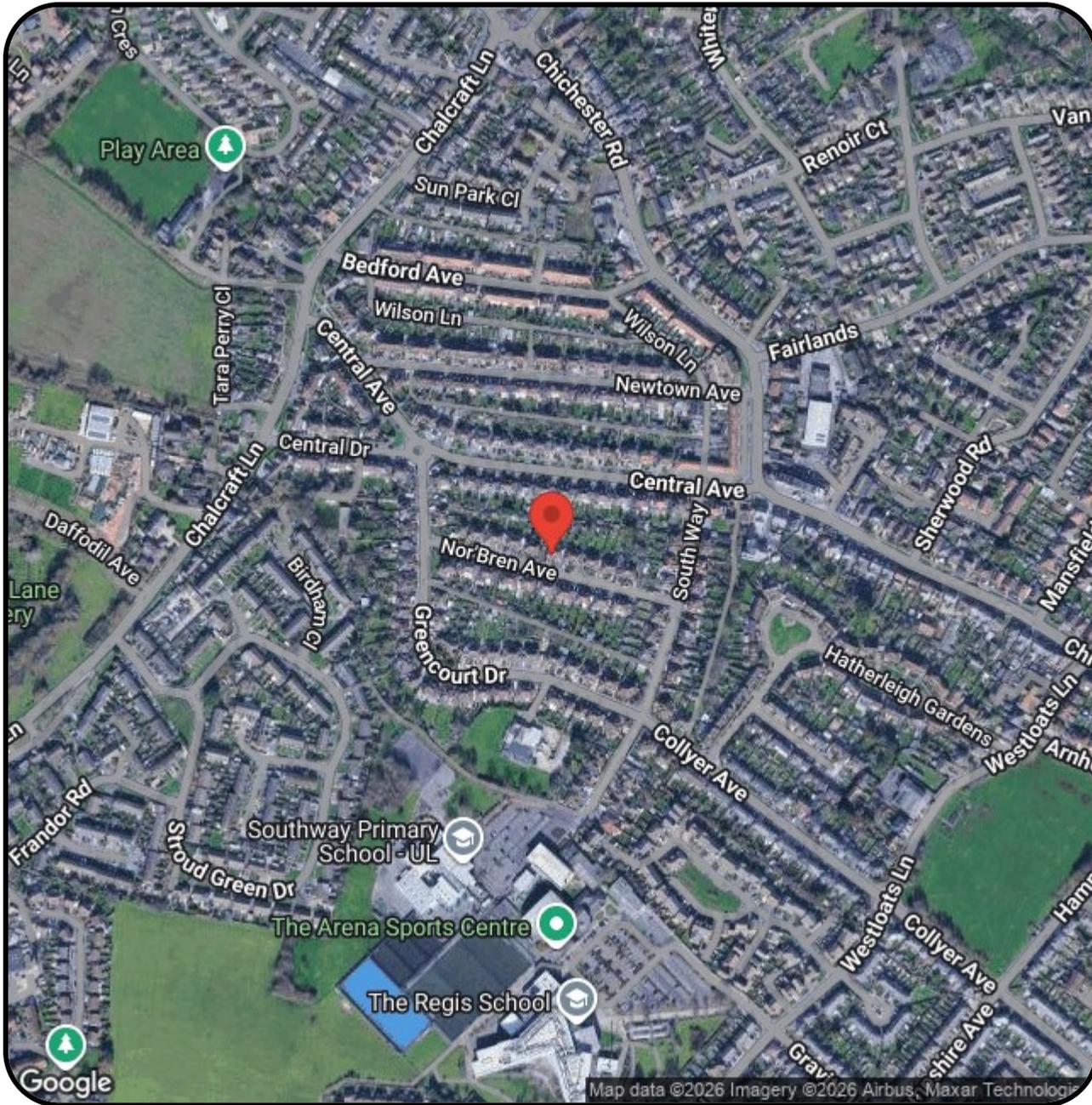
- Older Style Bay Fronted Semi-Detached Family Home
- Front Aspect Sitting Room
- Refitted Modern Kitchen
- Dining Room Open Plan To Kitchen
- Three Bedrooms
- Family Bathroom
- Double Glazing And Gas Fired Central Heating
- Generous Rear Garden With Outbuilding
- Driveway Providing Ample Parking
- Welcoming Entrance Hall

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





# FARNDSELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

sales@farndells.com

http://www.farndells.com

### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>81</b> |
| (69-80) <b>C</b>                            | <b>67</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



Council Tax Band D