

11 Woodlands Road, North Bersted, Bognor Regis, West Sussex, PO22 9EB

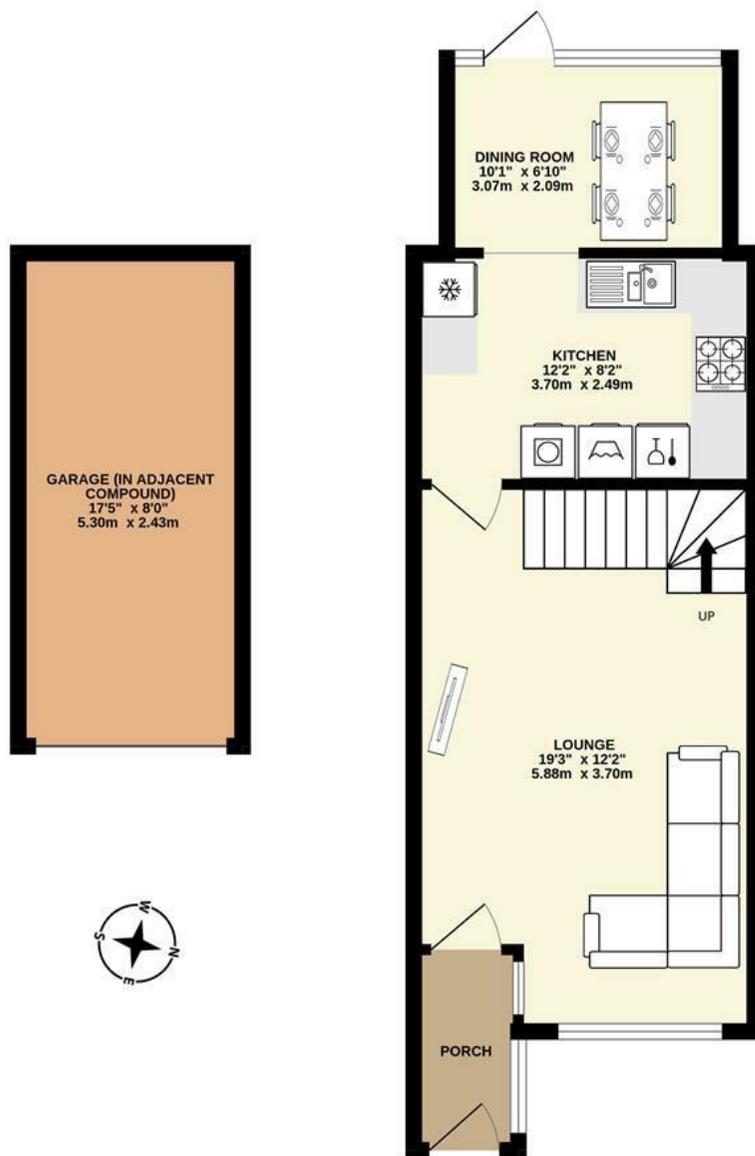
£280,000

Freehold

**FARNDSELL**  
ESTATE AGENTS



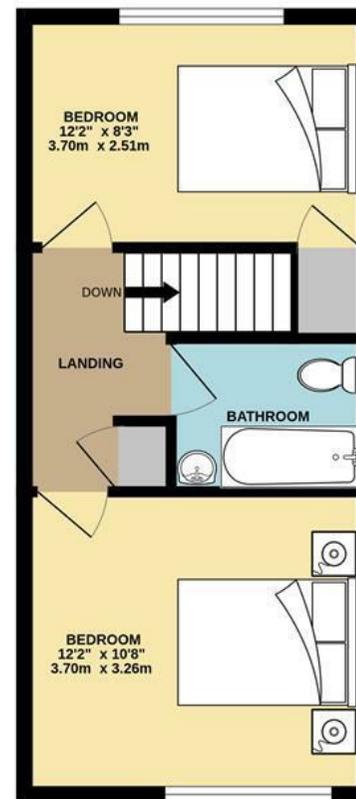
GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.

TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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- Superbly Presented Terraced House
- Large Lounge
- Modern Kitchen opening into Dining Room
- 2 Double Bedrooms
- Family Bathroom
- uPVC Double Glazing and Gas Central Heating
- Rear Garden
- Off-Road Parking to Front and Garage in Adjacent Compound
- Conveniently Situated within 800 Yards of Local Shops, Schools and Bus Routes

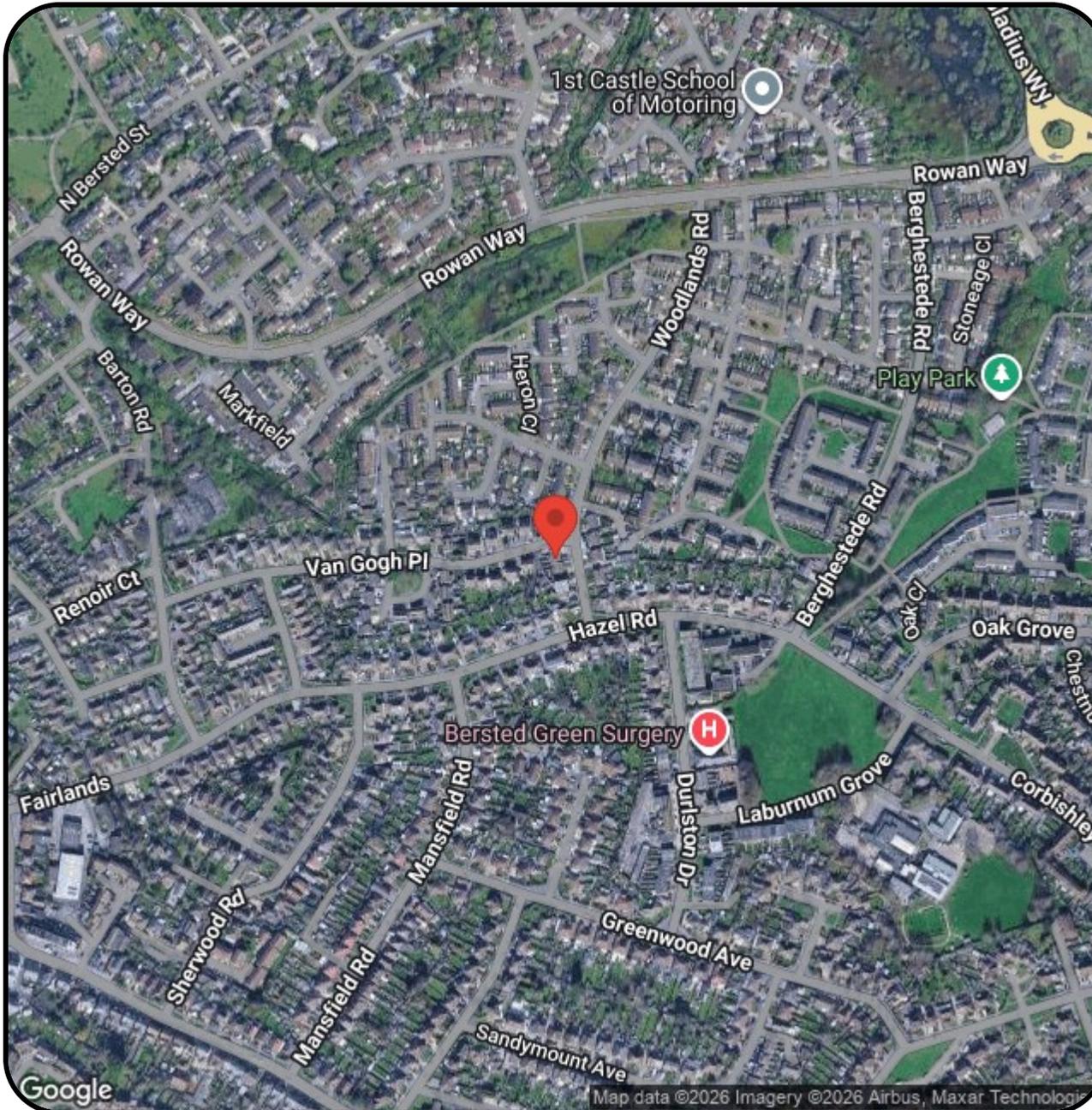


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND B**

**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>		
(69-80) <b>C</b>	71	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band B