

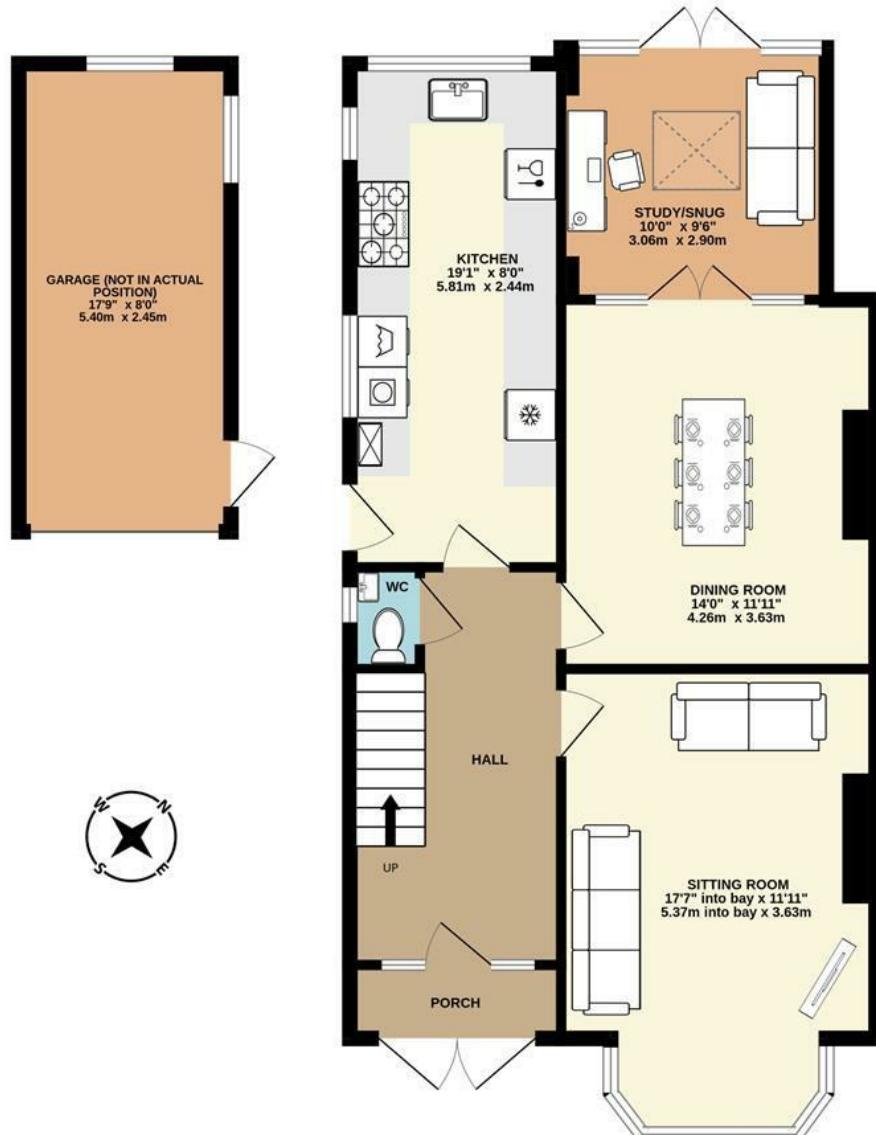
78 Hillsboro Road, Bognor Regis, West Sussex, PO21 2DY

£400,000

Freehold



GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.

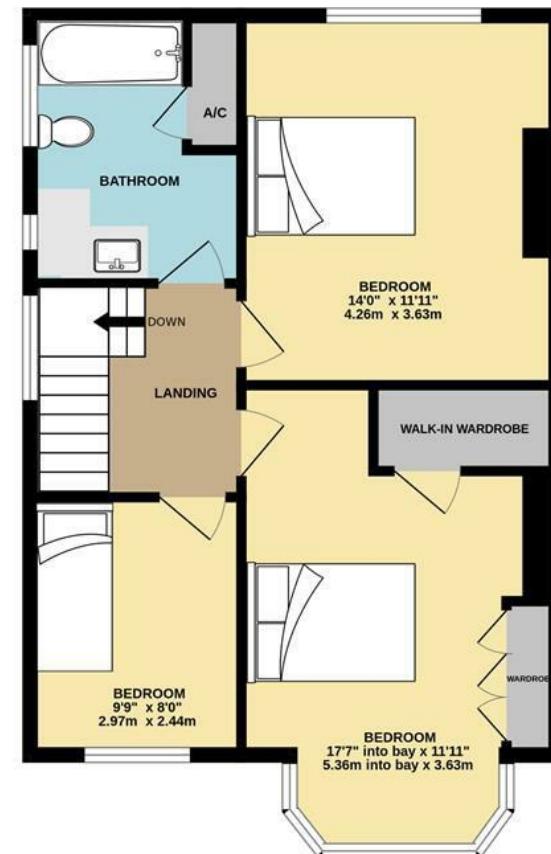


1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.

TOTAL FLOOR AREA: 1456 sq.ft. (135.2 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 Semi-Detached Family House
- Separate Sitting Room and Dining Room
- Study/Snug
- Modern Kitchen
- 3 Bedrooms
- Family Bathroom and Ground Floor WC
- uPVC Double Glazing and Gas Central Heating
- Large Rear Garden
- Driveway with EV Charging Point and a Garage
- Conveniently Located within 800 Yards of Bognor Regis Railway Station and Local Schools

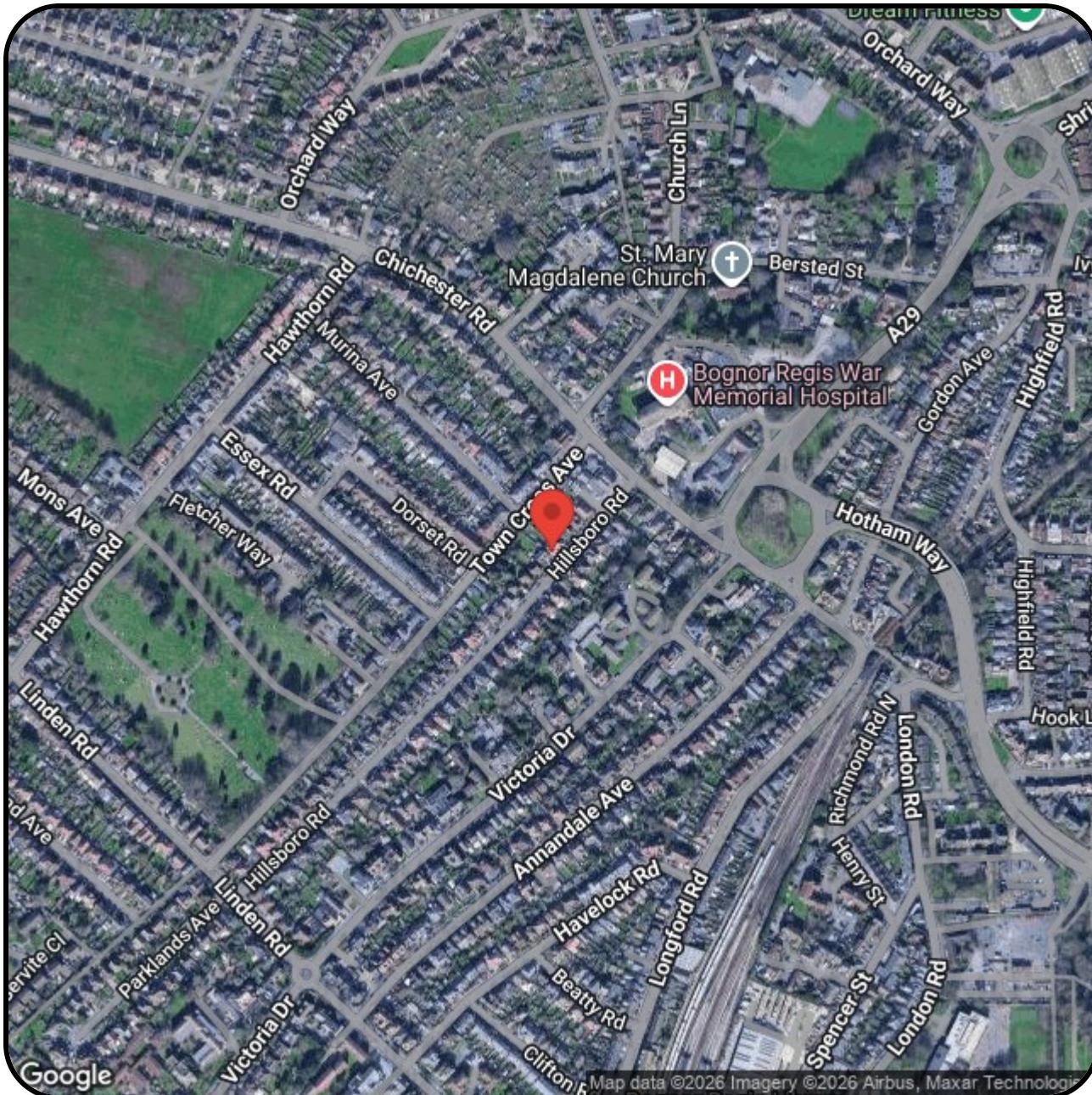
The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

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