

3 Lodge Court, Aldwick, Bognor Regis, West Sussex, PO21 4XP

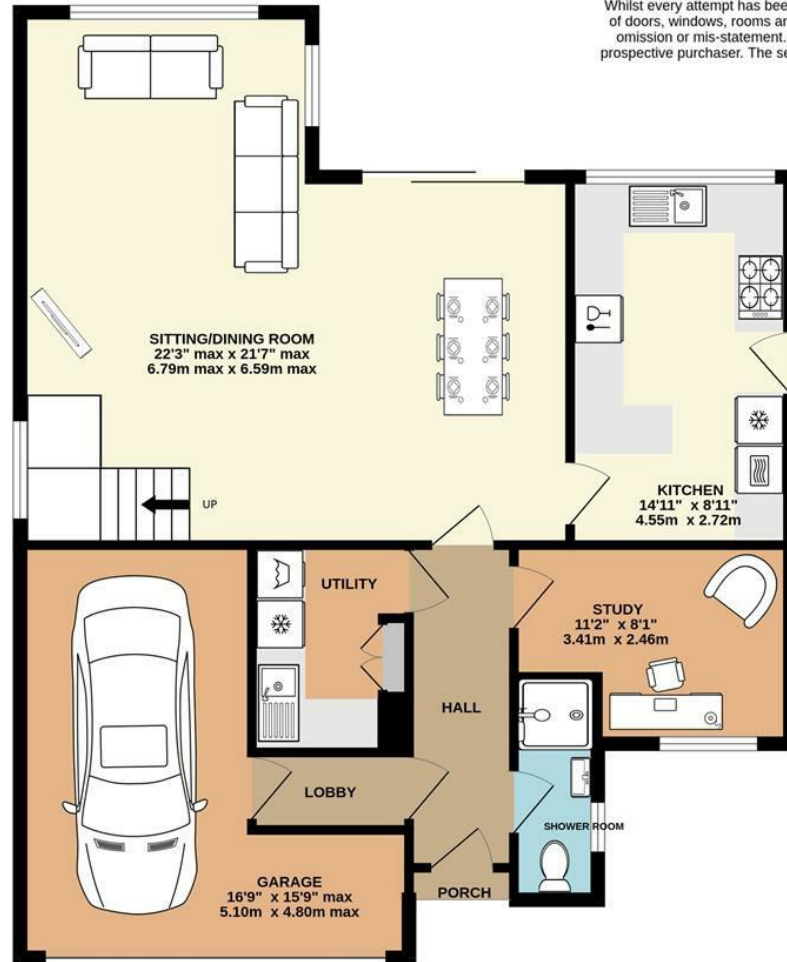
£525,000

Freehold

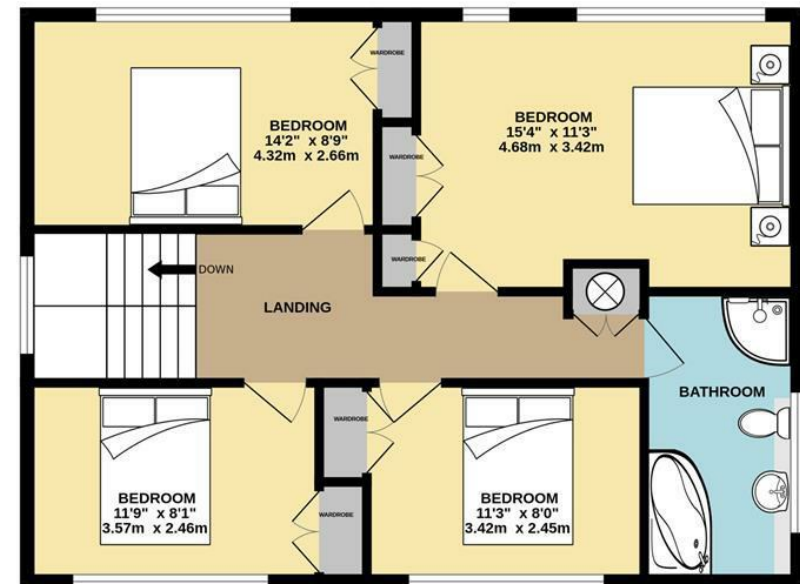
FARNDELL
ESTATE AGENTS



GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.6 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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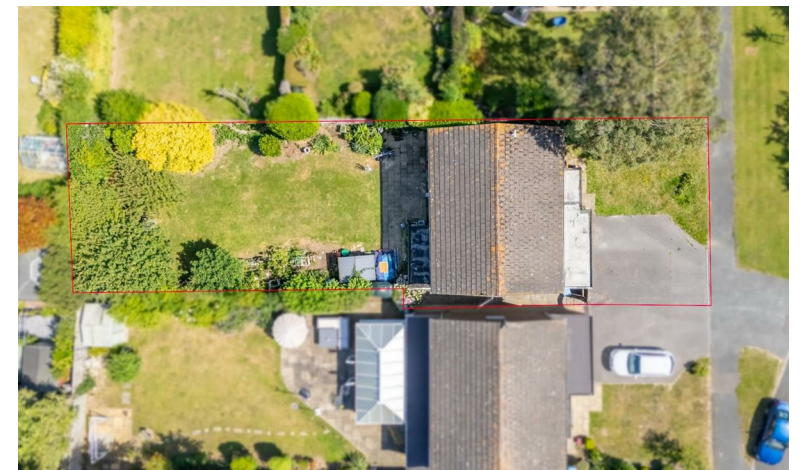


- Detached House offered with NO Forward Chain
- Large Sitting/Dining Room
- Kitchen and separate Utility Room
- 4 Double Bedrooms with Wardrobes
- Large Family Bathroom and ground floor Shower Room
- Study
- Front and Rear Gardens
- Driveway leading to a Garage
- Some Updating Required
- Quiet Cul-de-Sac Located within 400 Yards of 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 F

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





FARNDSELL
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(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 F