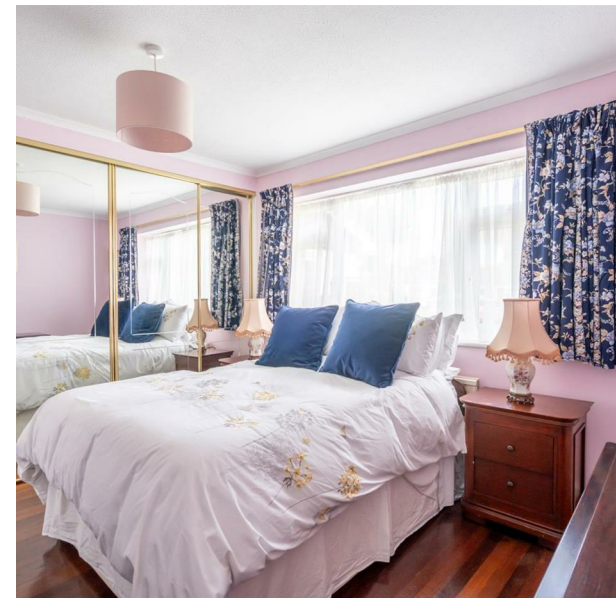


5 Lucerne Court, Aldwick, Bognor Regis, West Sussex, PO21 4XL

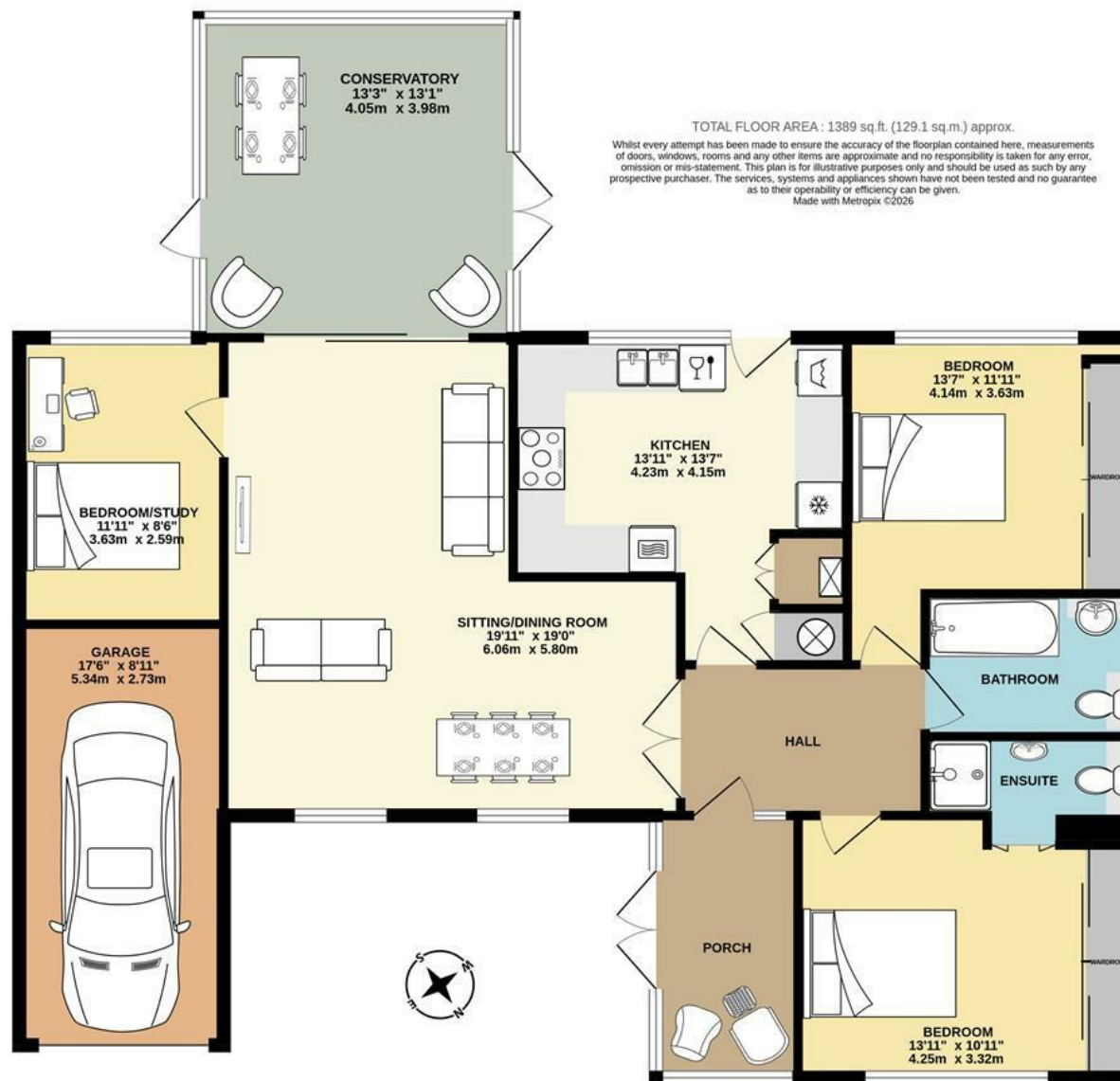
£525,000

Freehold

FARNDELL
ESTATE AGENTS



GROUND FLOOR
1389 sq.ft. (129.1 sq.m.) approx.



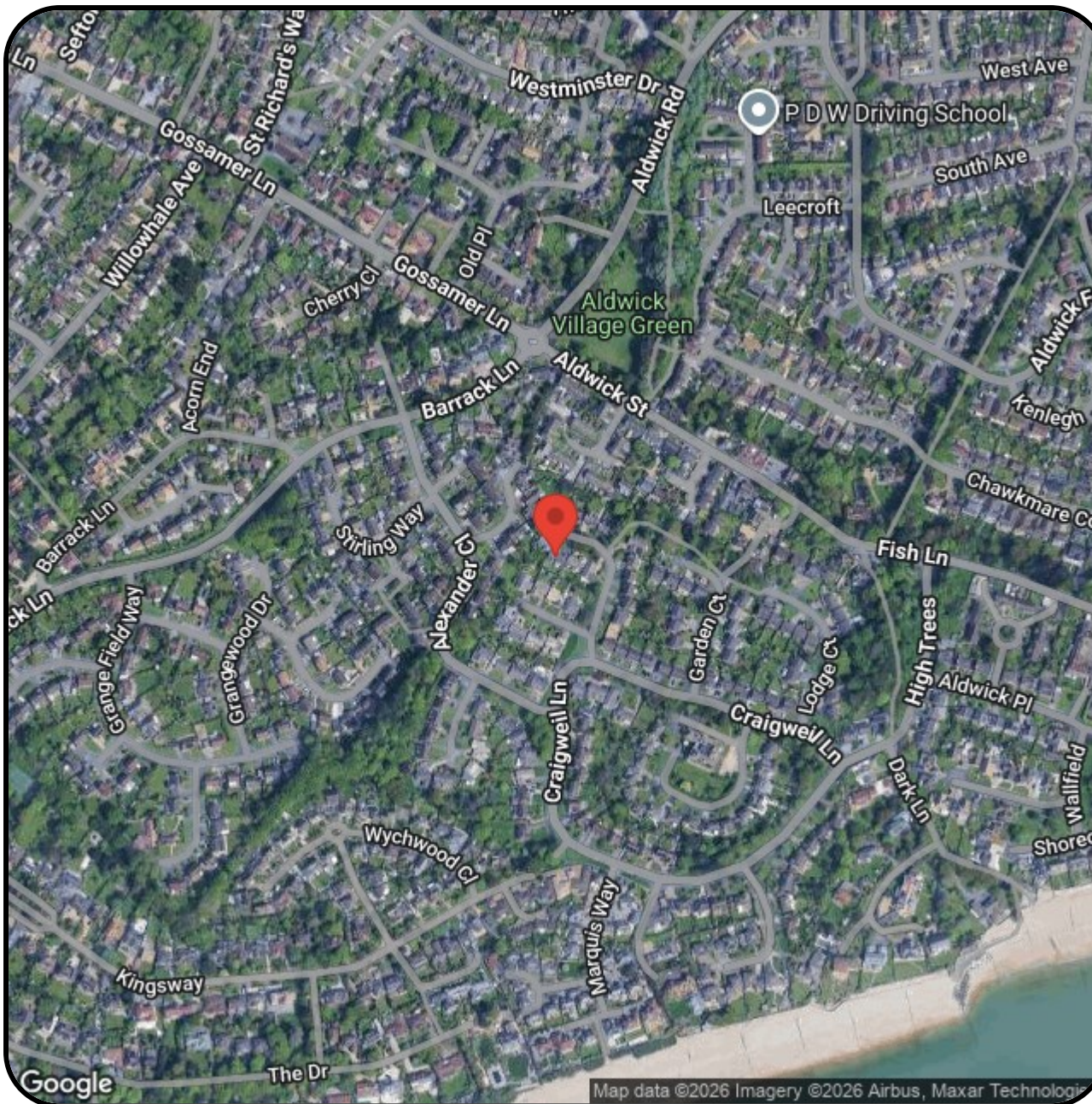
- Detached Bungalow offered with NO FORWARD CHAIN
- Large Sitting and Dining Room
- Modern Kitchen with Quooker tap for boiling/chilled/sparkling water
- 3 Double Bedrooms
- Family Bathroom and Ensuite Shower Room
- Conservatory
- Driveway and Garage
- Front Garden and Southerly-Facing Rear Garden
- uPVC Double Glazing and Gas Central Heating
- Cul-de-Sac Location within 400 Yards of the Seafront and Local Shops

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 E

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) A		
(81-91) B		82
(69-80) C	69	
(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 E