

1 Greencourt Drive, North Bersted, Bognor Regis, West Sussex, PO21 5ES

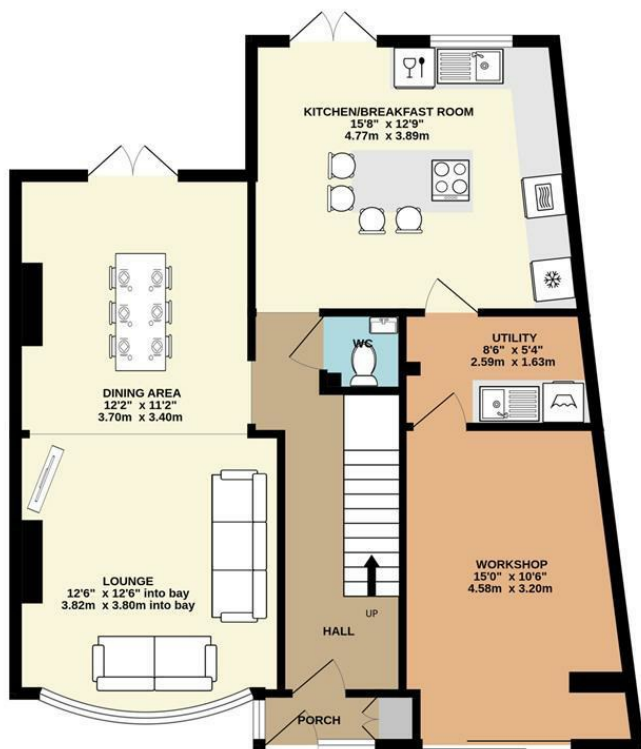
£375,000

Freehold

FARNDELL
ESTATE AGENTS



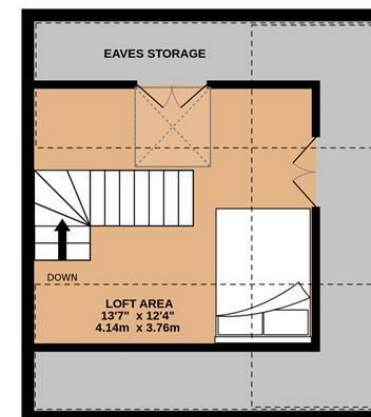
GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1294sq.ft. (120.2 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 House
- Open Plan Sitting/Dining Room with Access to the Rear Garden
- Refitted Modern Kitchen with Centre Island, Under Floor Heating and Door to Rear Garden
- Utility Room with Access to the Workshop (Formerly Garage) with Air Condition Unit
- Cloakroom with WC
- Three Bedrooms
- Generous Refitted Family Bathroom with Stand alone Bath and Separate Double Shower Cubicle
- Additional Shower
- Stairs to Loft Area with Velux Window
- Generous Rear Garden with Outbuilding



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

LOCAL AUTHORITY

Arun District Council, Arun Civic Centre,
Maltravers Road, Littlehampton,
West Sussex, BN17 5LF



FARNDSELL

ESTATE AGENTS

79 Aldwick Road

Bognor Regis

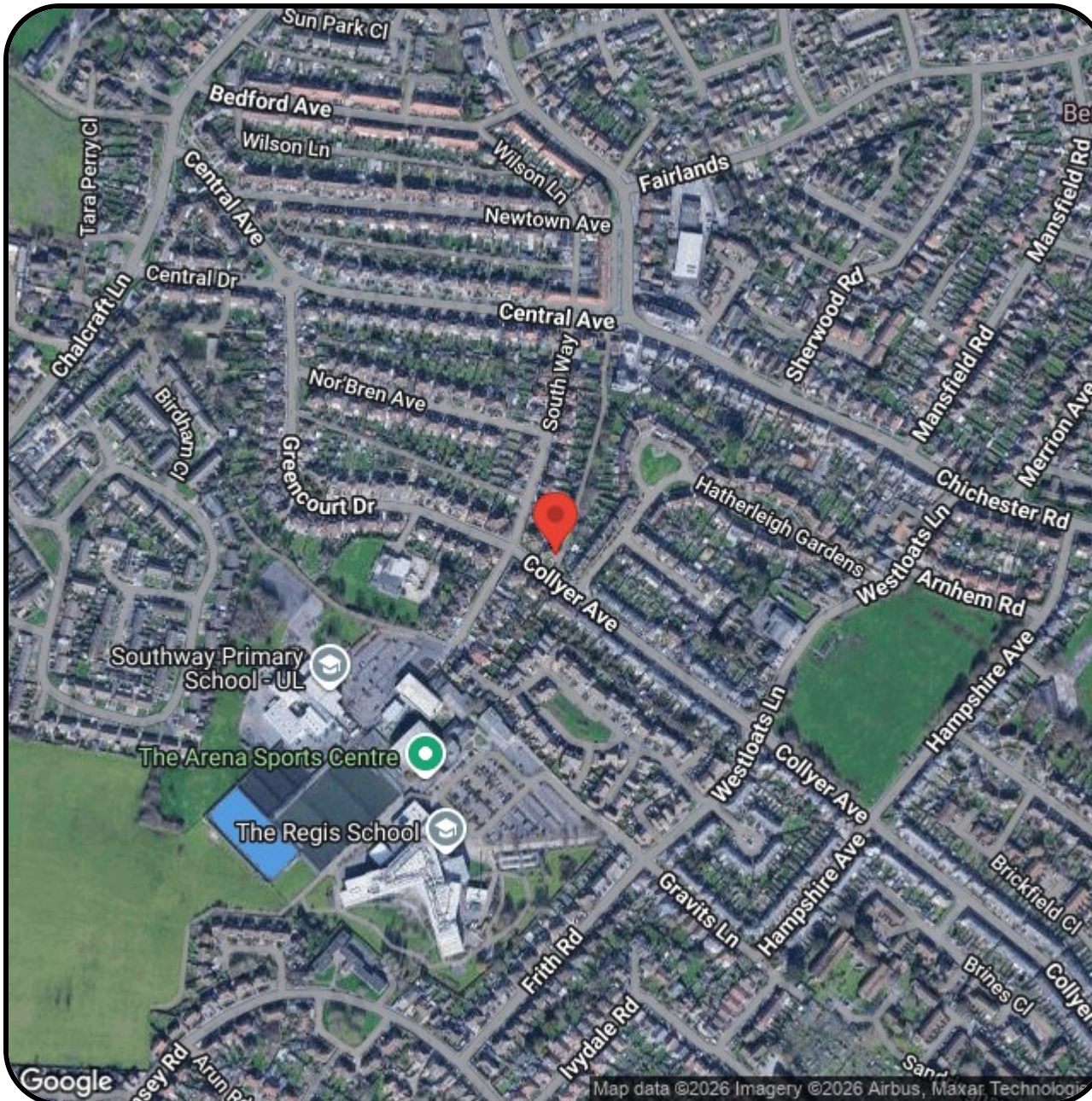
West Sussex

PO21 2NW

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<http://www.farndells.com>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(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