

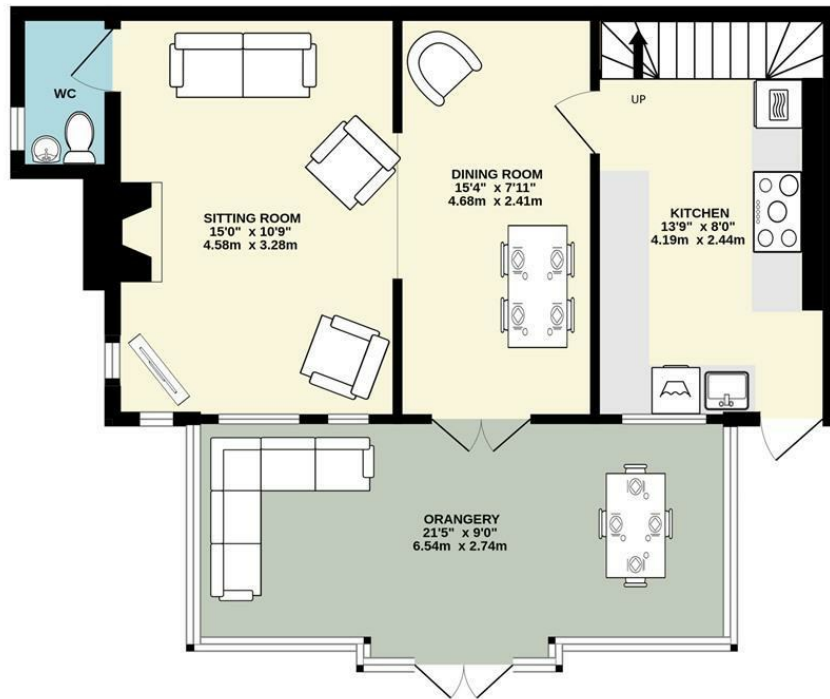
138 Aldwick Road, Bognor Regis, West Sussex, PO21 2PA

£325,000

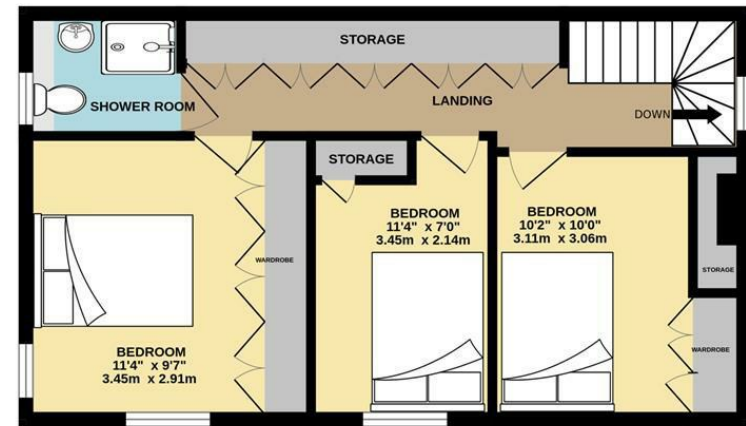
Freehold



**GROUND FLOOR**  
674 sq.ft. (62.6 sq.m.) approx.



**1ST FLOOR**  
462 sq.ft. (42.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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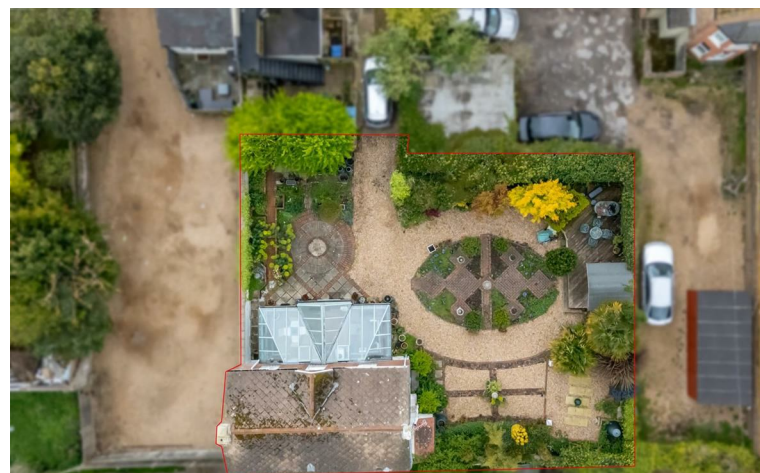
- Character Detached House in a Secluded Position
- Sitting Room and Dining Room joined by Archway
- Modern Kitchen
- Large Orangery
- 3 Bedrooms
- Shower Room and Ground Floor Cloakroom
- uPVC Double Glazing and Gas Central Heating
- Driveway leading to Off-Road Parking
- Beautifully Presented Formal Gardens
- Conveniently Situated within 400 Yards of Local Shops, Bus Routes and 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 D**

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





# FARDELL

## ESTATE AGENTS

79 Aldwick Road

Bognor Regis

West Sussex

PO21 2NW

01243 869991

sales@fardells.com

<http://www.fardells.com>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



Council Tax Band D