

3 Bluebell Woods, Lake Lane, Barnham, Bognor Regis, West Sussex, PO22 0BZ

£600,000

Freehold



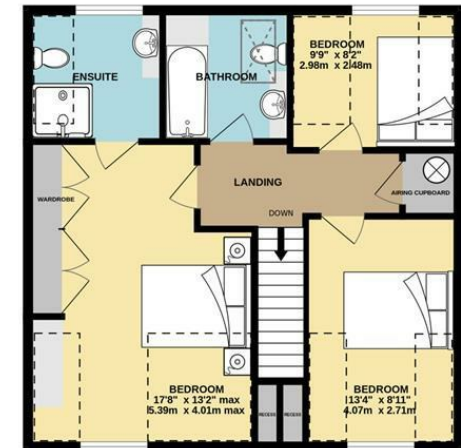
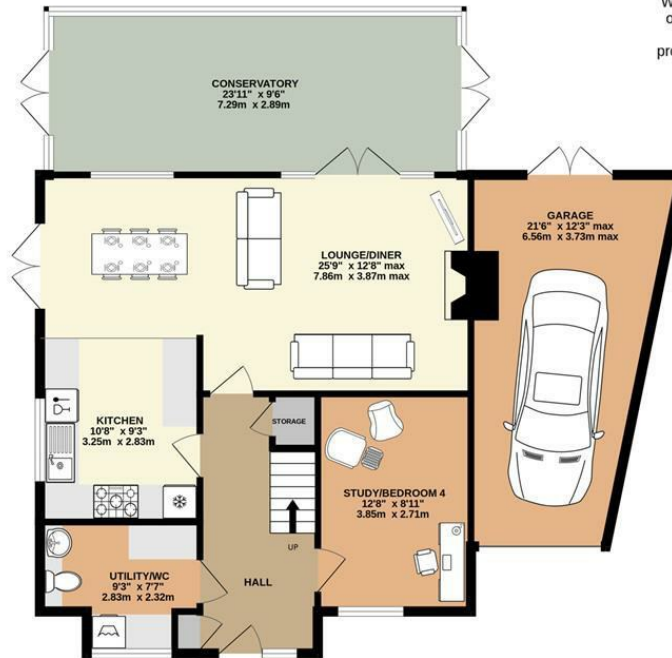
GROUND FLOOR  
1097 sq.ft. (101.9 sq.m.) approx.

1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.

TOTAL FLOOR AREA : 1729 sq.ft. (160.6 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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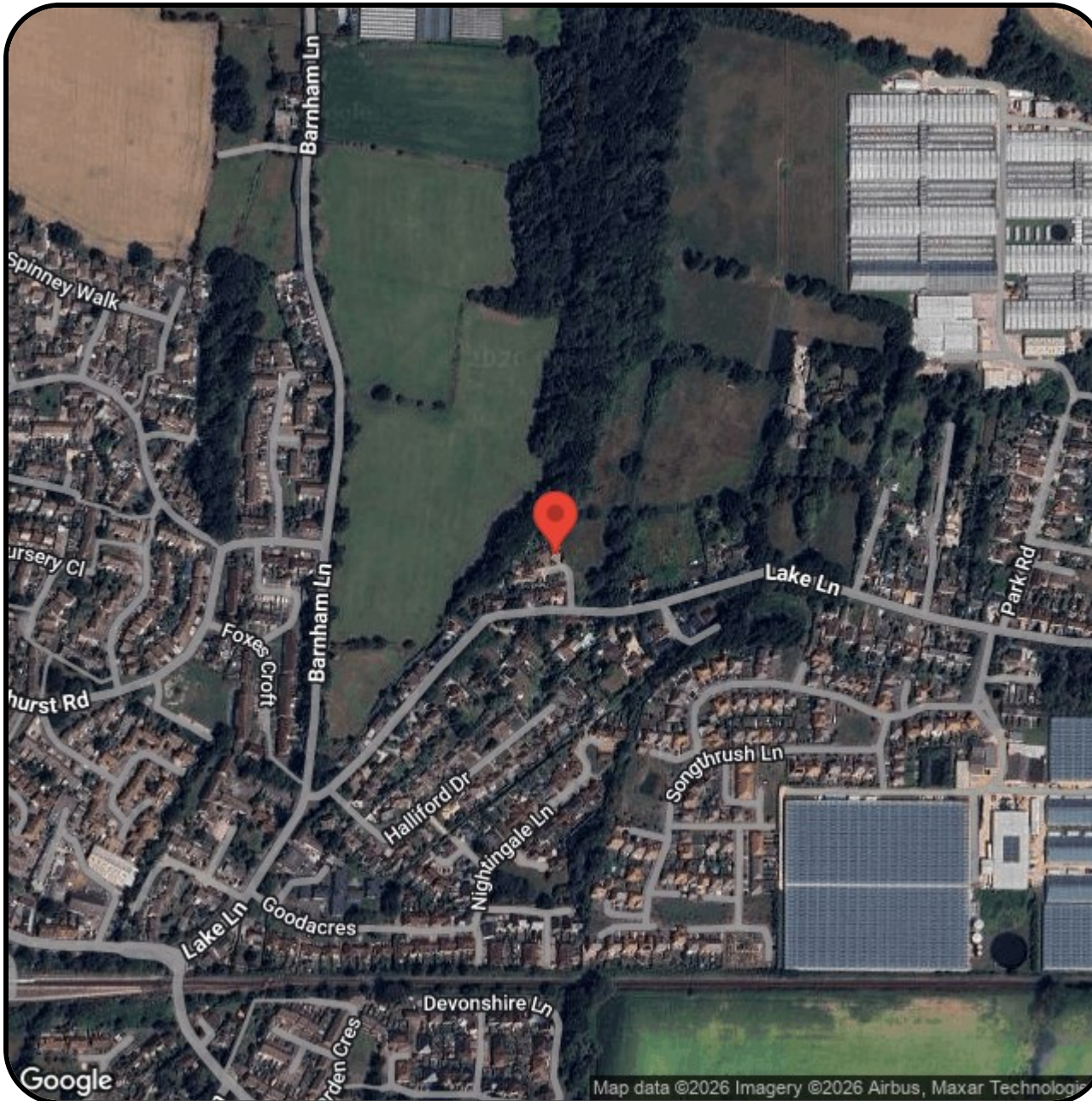
- Detached Family House offered with NO FORWARD CHAIN
- Exclusive development of only 3 Homes
- Large Lounge/Diner opening onto Kitchen
- Large Conservatory
- 3 Double Bedrooms
- Study/Bedroom 4
- Family Bathroom, Ensuite and Utility Cloakroom
- uPVC Double Glazing, Underfloor Heating and Gas Central Heating
- Feature Large Rear Garden with Mature Woodland, Stream and Large Workshop
- Driveway and Garage

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

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 Bognor Regis  
 West Sussex  
 PO21 2NW  
 01243 869991  
 sales@farndells.com  
 http://www.farndells.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band E