

8 Lion Road, Nyetimber, Bognor Regis, West Sussex, PO21 3JZ

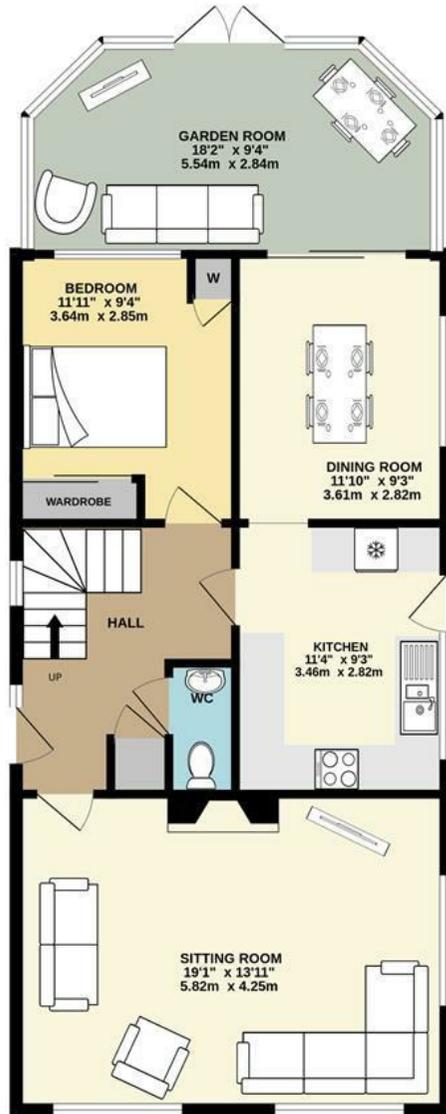
£475,000

Freehold

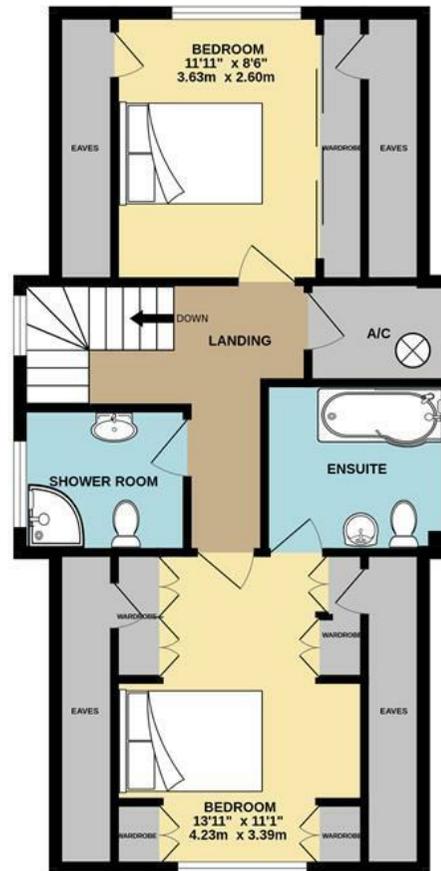
FARNDELL
ESTATE AGENTS



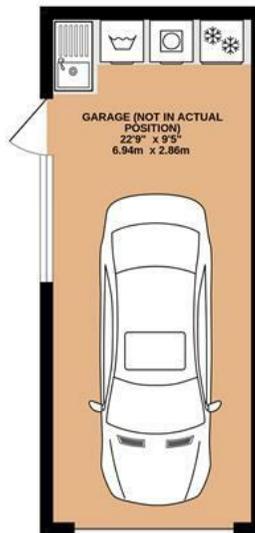
GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 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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- Much improved Detached Chalet
- Dual Aspect Sitting Room with Log Burner
- Formal Dining Room
- Generous Garden Room Giving Access To The Rear Garden
- Modern Kitchen With Built-In Appliances
- Ground Floor Cloakroom With WC
- Three Double Bedrooms (One On Ground Floor)
- Family Shower Room Plus En-suite Bathroom
- Driveway Leading To The Detached Garage
- Landscaped Rear Garden

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



FARNDSELL ESTATE AGENTS

79 Aldwick Road

Bognor Regis

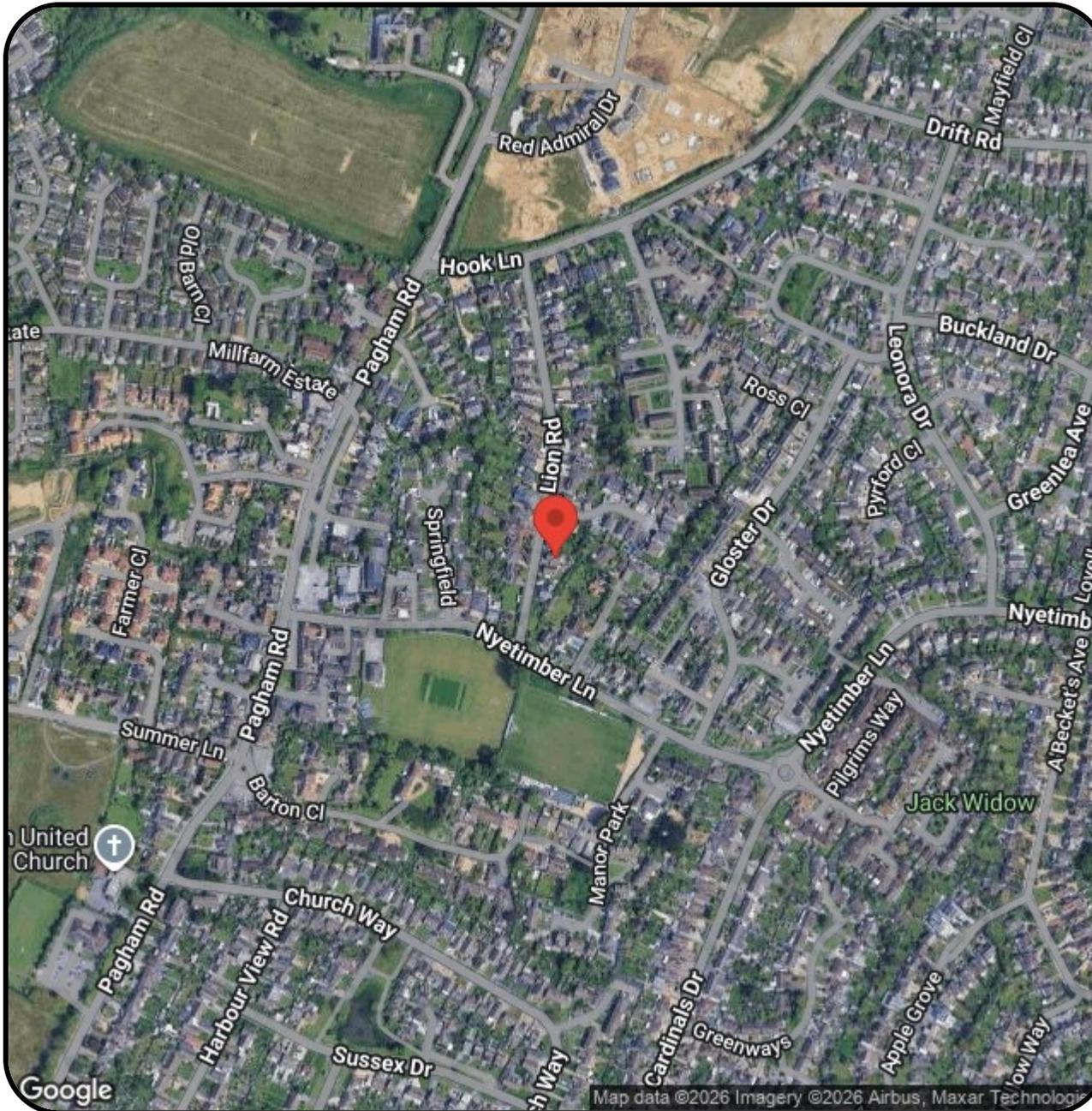
West Sussex

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		
(69-80) C		80
(55-68) D	68	
(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 D