

116 Harbour View Road, Pagham, Bognor Regis, West Sussex, PO21 4RJ

£650,000

Freehold

**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
1438 sq.ft. (133.6 sq.m.) approx.

1ST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.

TOTAL FLOOR AREA : 2194 sq.ft. (203.8 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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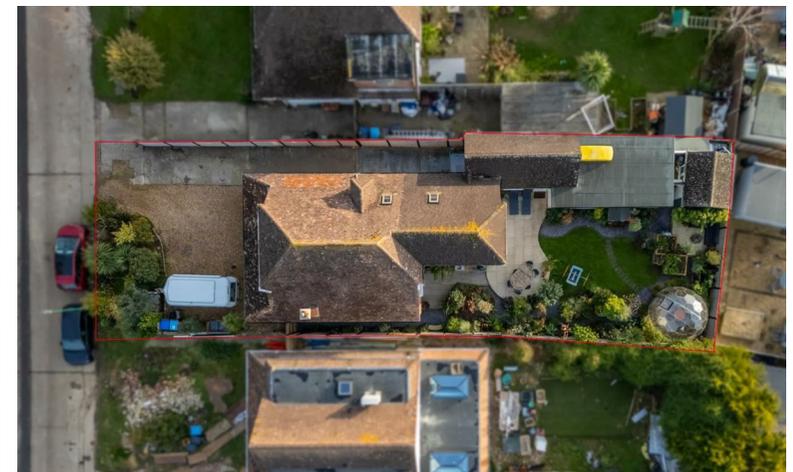
- Deceptively Spacious Detached Family House
- Cosy Sitting Room with Log Burner, separate Snug and large Study
- Spacious Kitchen/Diner with Bi-Fold Doors to Garden
- 4 Double Bedrooms
- Family Bathroom and Ground Floor Shower Room
- Large Multi-Use Space (currently a commercial Kitchen) suitable for a variety of uses
- Landscaped Rear Garden with Brick Storage Shed and Geodome Greenhouse
- Driveway and Off-Road Parking
- uPVC Double Glazing and Gas Central Heating
- Conveniently Situated within 400 Yards of Local Shops, Bus Routes and the Seafront

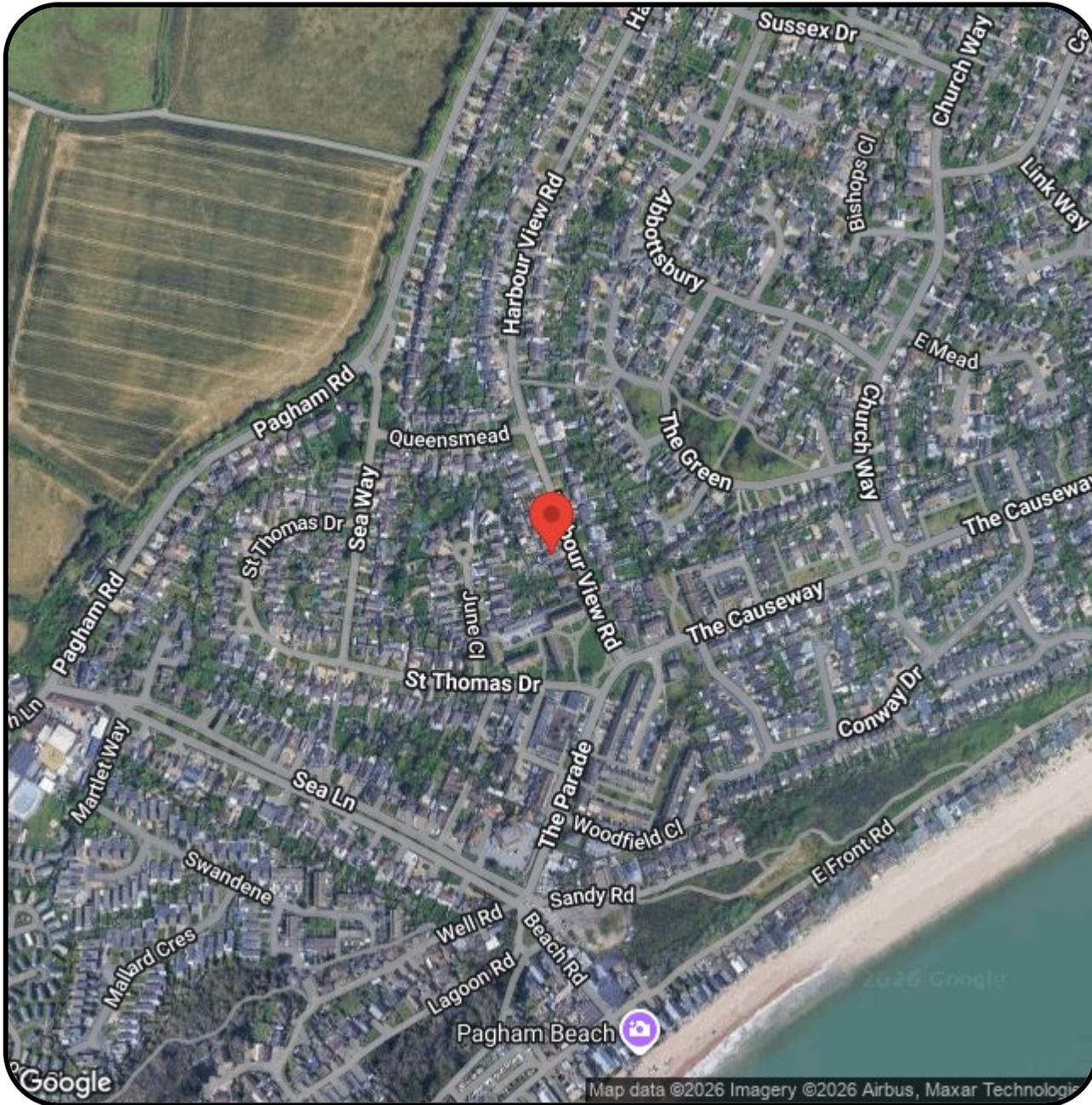


The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

**COUNCIL TAX BAND 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](mailto:sales@farndells.com)

<http://www.farndells.com>

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	83
(55-68) <b>D</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 E