

45 Fernhurst Gardens, Aldwick, Bognor Regis, West Sussex, PO21 4BA

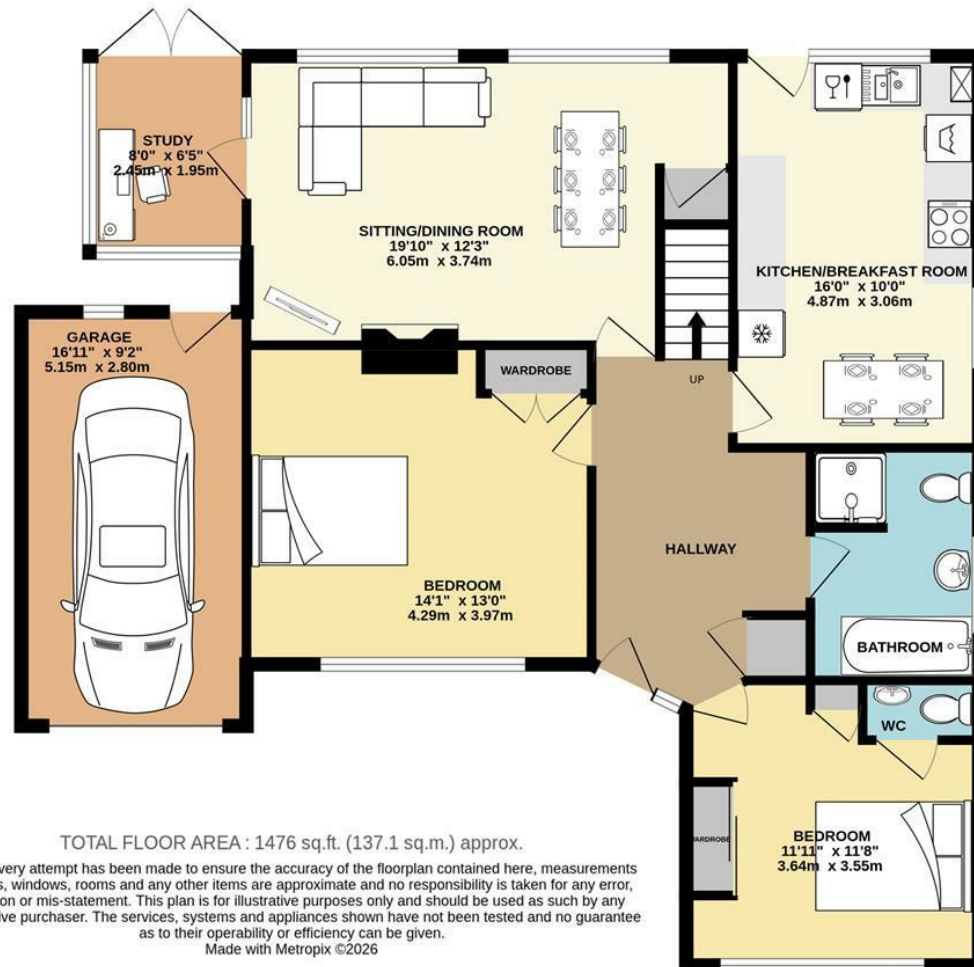
£550,000

Freehold

FARNDSELL
ESTATE AGENTS



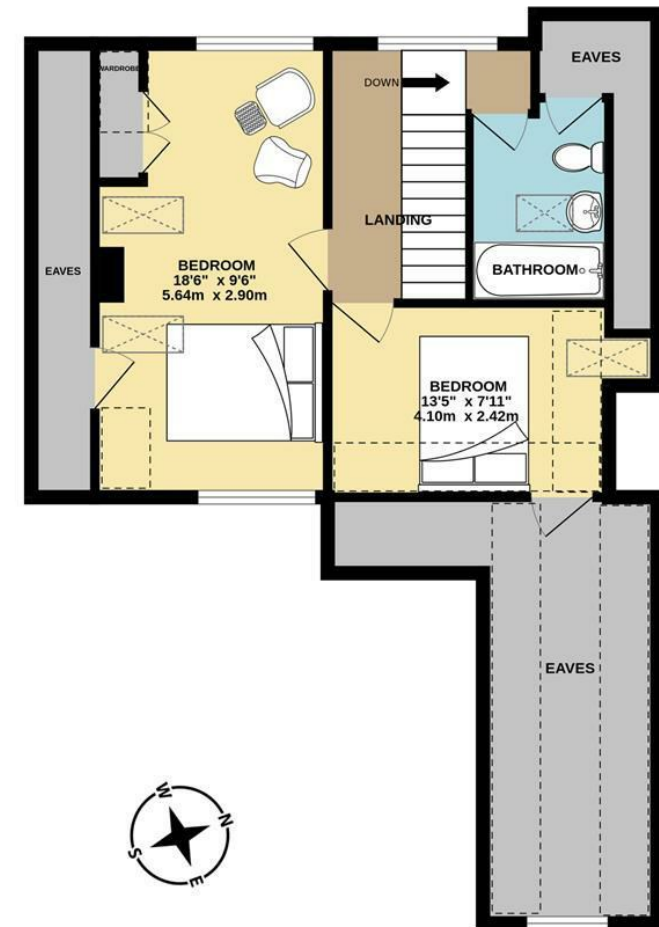
GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 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 not 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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1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



- Detached Chalet offering Versatile Accommodation
- Large Sitting/Dining Room
- Modern Kitchen/Breakfast Room
- 4 Double Bedrooms
- 2 Family Bathrooms and an Ensuite WC
- Separate Study overlooking the Rear Garden
- Private Driveway leading to a Garage
- Front and Rear Gardens
- uPVC Double Glazing and Gas Central Heating
- Popular Location within 800 yards of Local Shops, Services, Bus Routes and the Seafront

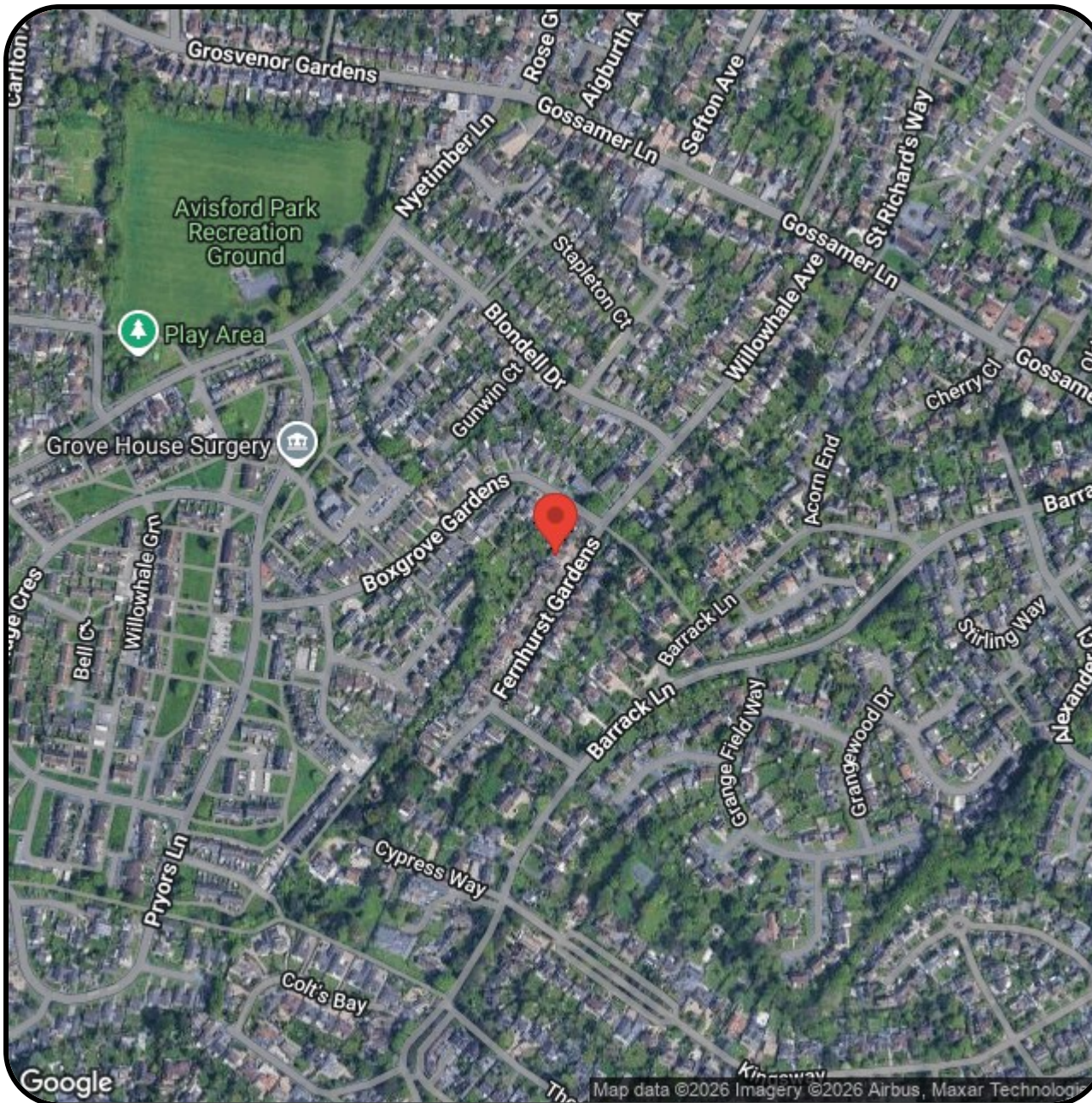
The following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

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

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Bognor Regis

West Sussex

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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	69	75
(55-68) D		
(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 E