

10 Ditchfield Close, Felpham, Bognor Regis, West Sussex, PO22 6QP

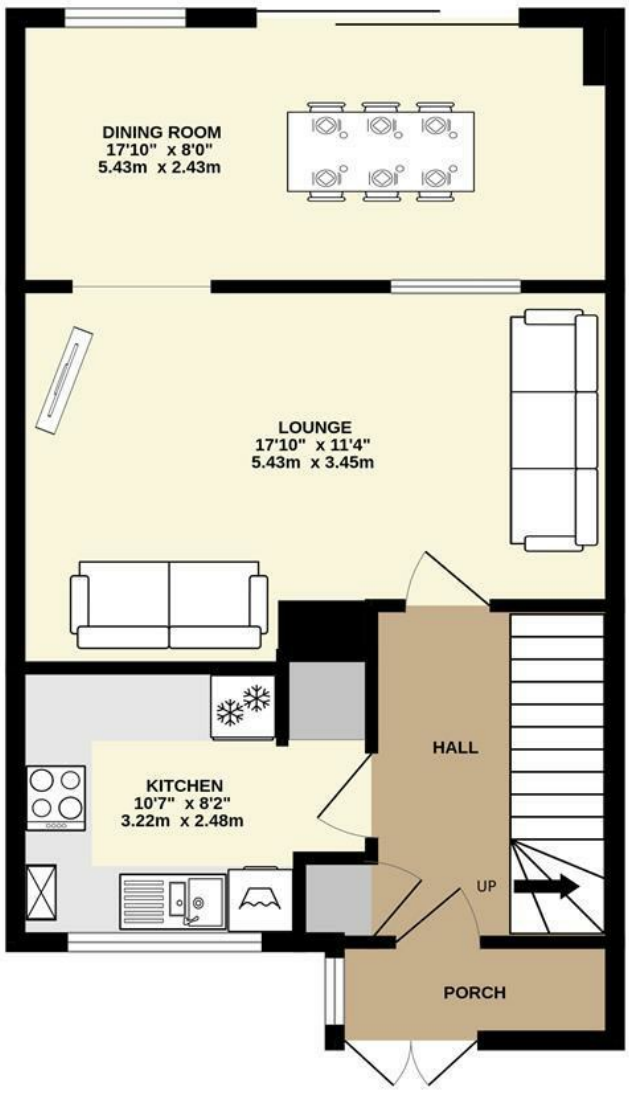
£290,000

Freehold

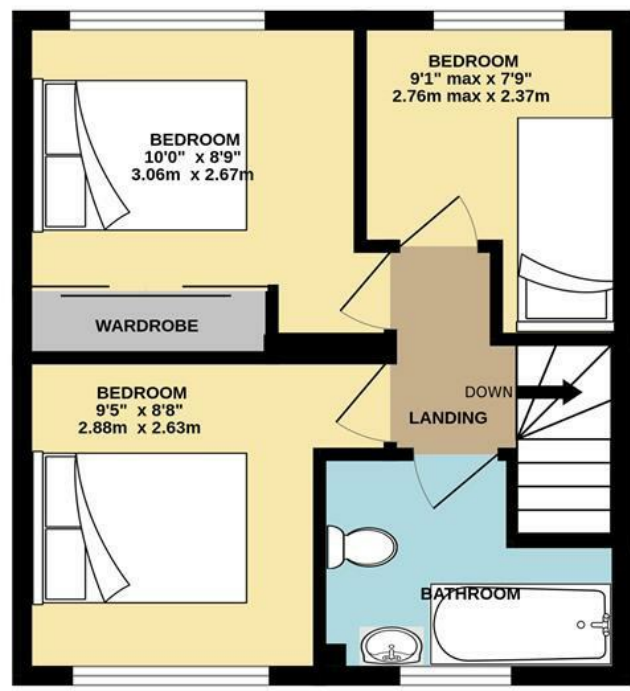
**FARNDELL**  
ESTATE AGENTS



GROUND FLOOR  
506 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

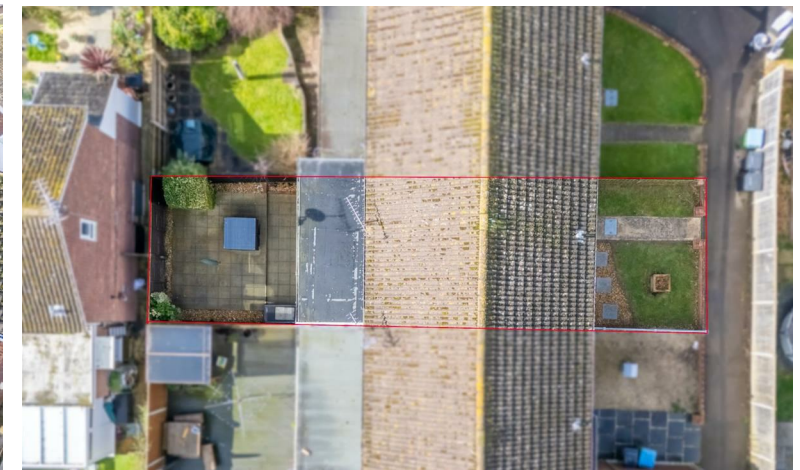
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2026

- Extended Mid-Terraced Family House
- Large Lounge and separate Dining Room
- Modern Kitchen
- 3 Bedrooms (2 Doubles, 1 Single)
- Family Bathroom
- uPVC Double Glazing and Gas Central Heating
- Low-Maintenance Front and Rear Gardens
- Garage in Local Compound
- Cul-de-Sac Location very close to Larksfield Recreation Area

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 C**

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		

**England & Wales** EU Directive 2002/91/EC 

Council Tax Band C