

5 Central Drive, North Bersted, Bognor Regis, West Sussex, PO21 5HN

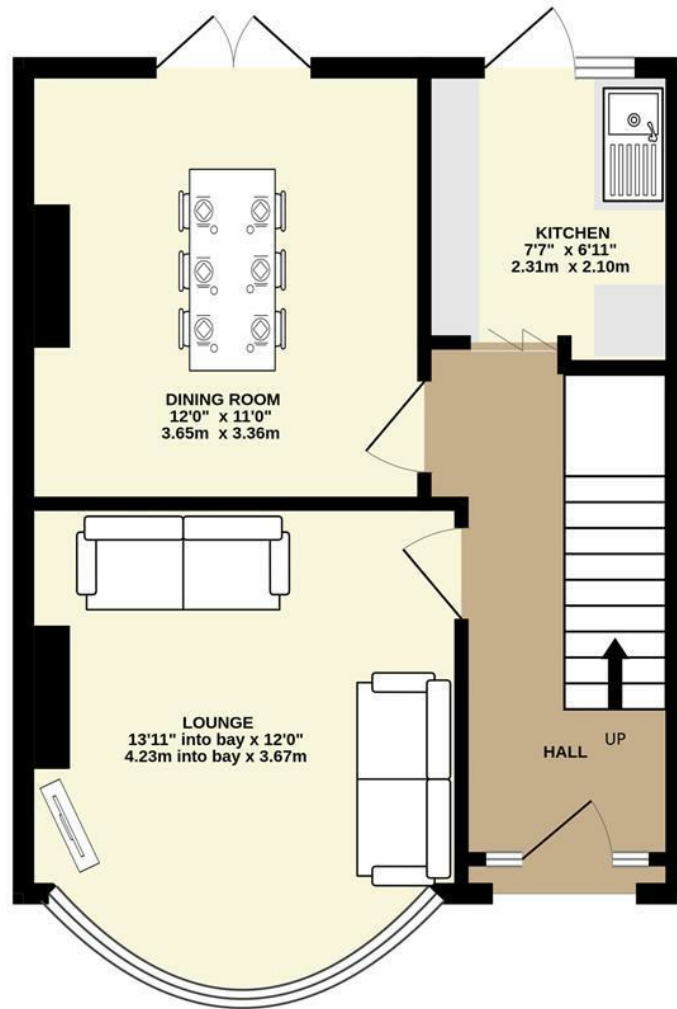
£250,000

Freehold

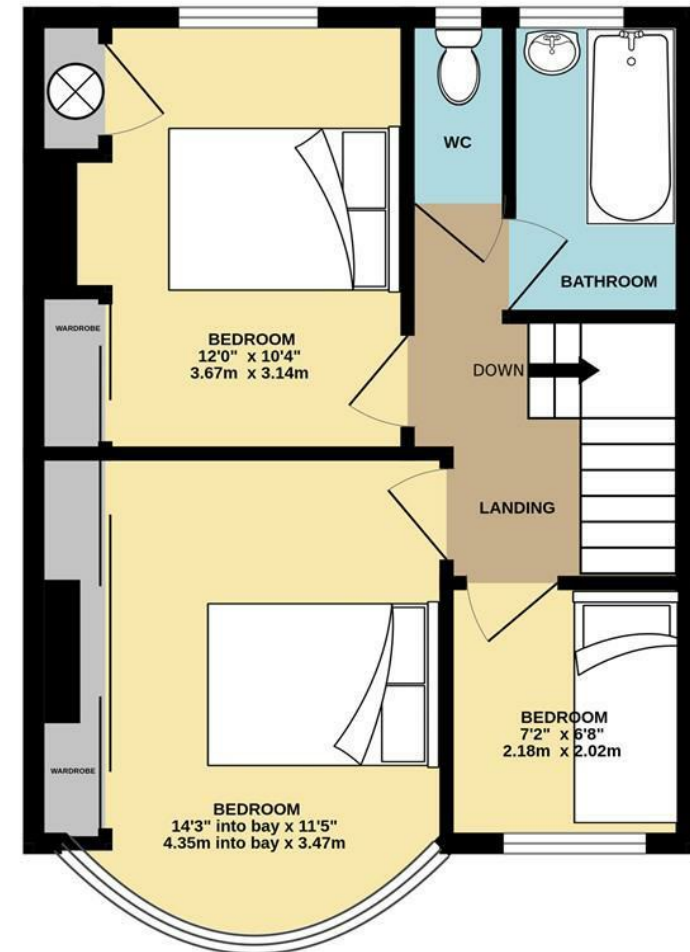
FARNDILL
ESTATE AGENTS



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.

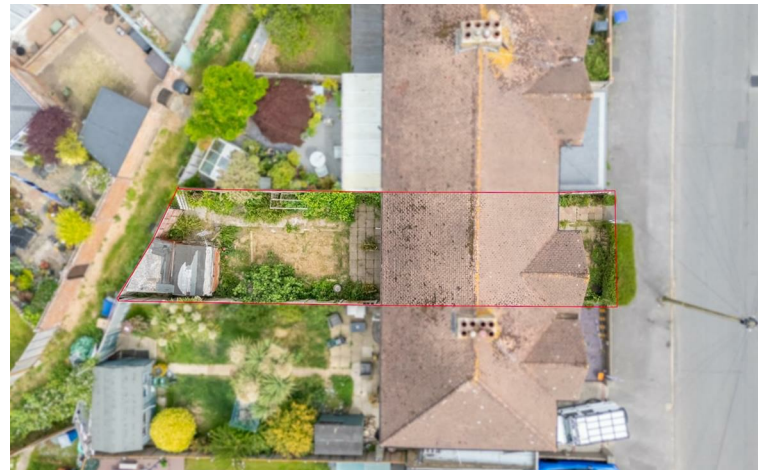
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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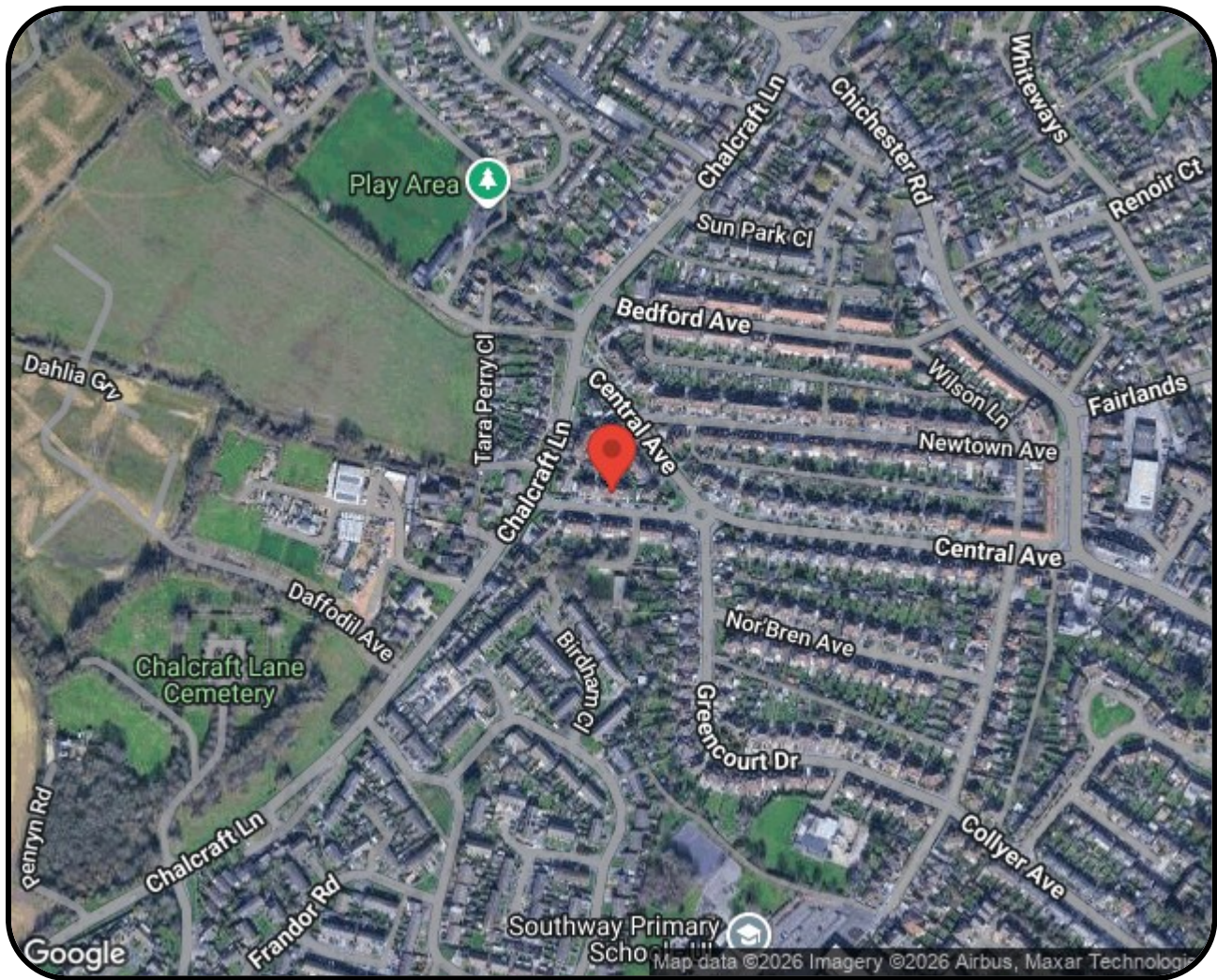
- Terraced House offered with NO FORWARD CHAIN
- Updating and Modernisation Required
- Lounge with Bow Window
- Separate Dining Room
- Galley Kitchen
- 3 Bedrooms (2 Doubles, 1 Single)
- Bathroom and Separate WC
- Front and Rear Gardens
- Within 600 Yards of Local Shops, Schools and Bus Routes
- Bognor Regis Railway Station lies 1.2 miles away and offers Direct Services to London via Gatwick Airport

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

PLEASE NOTE: All dimensions are approximate and are quoted for guidance only. Floor plans are provided as a general guide and are not drawn to scale. The position of windows, doors and fittings may vary from those shown. References to appliances and/or services do not imply that they are in working order or fit for purpose.

Prospective purchasers should ask their solicitor to confirm the freehold/leasehold status, fixtures and fittings, and any relevant planning permissions or building regulations approvals relating to extensions or alterations.

ANTI-MONEY LAUNDERING: In accordance with applicable Anti-Money Laundering legislation, we are required to undertake identity and Customer Due Diligence checks on parties involved in an agreed purchase. A fee of **£50 plus VAT (£60 including VAT) per property** is payable for these checks once a purchase has been agreed.

These particulars do not constitute, nor form part of, an offer or contract, nor may they be regarded as representations.

Council Tax Band C