

14 Churchill Walk, Pagham, Bognor Regis, West Sussex, PO21 4TR

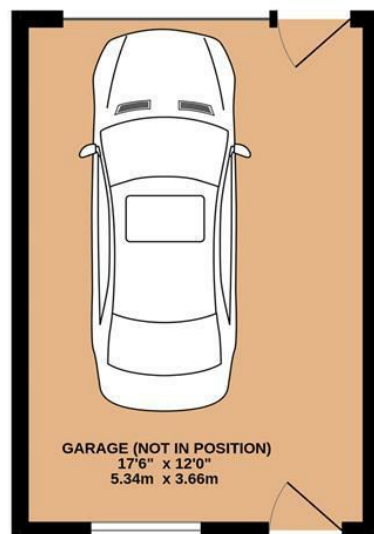
£250,000

Freehold

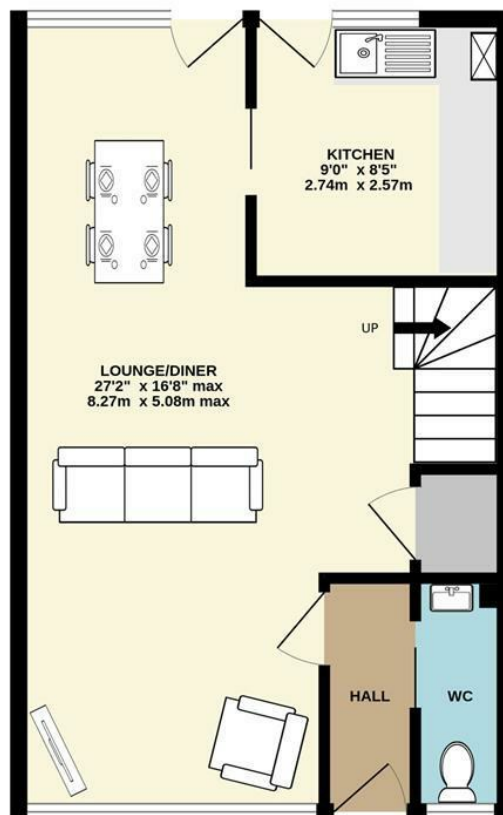
FARNDELL
ESTATE AGENTS



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



GARAGE (NOT IN POSITION)
17'6" x 12'0"
5.34m x 3.66m



KITCHEN
9'0" x 8'5"
2.74m x 2.57m

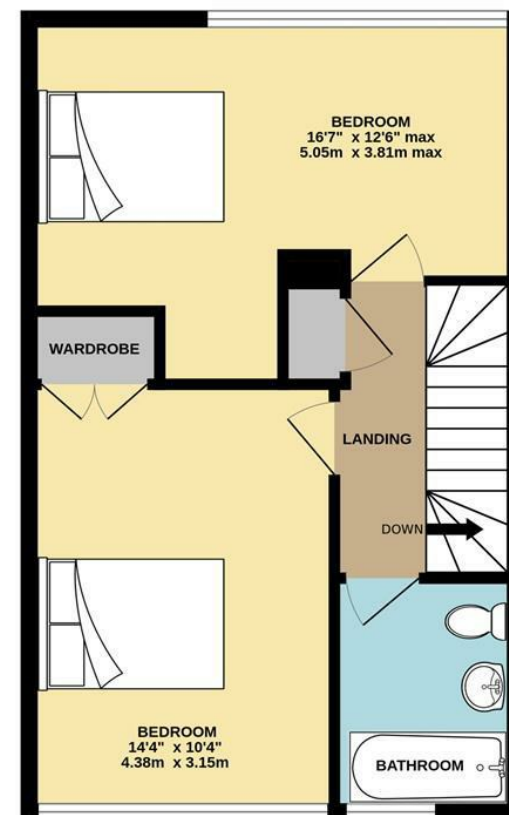
LOUNGE/DINER
27'2" x 16'8" max
8.27m x 5.08m max

UP

HALL

WC

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



BEDROOM
16'7" x 12'6" max
5.05m x 3.81m max

WARDROBE

LANDING

DOWN

BEDROOM
14'4" x 10'4"
4.38m x 3.15m

BATHROOM

TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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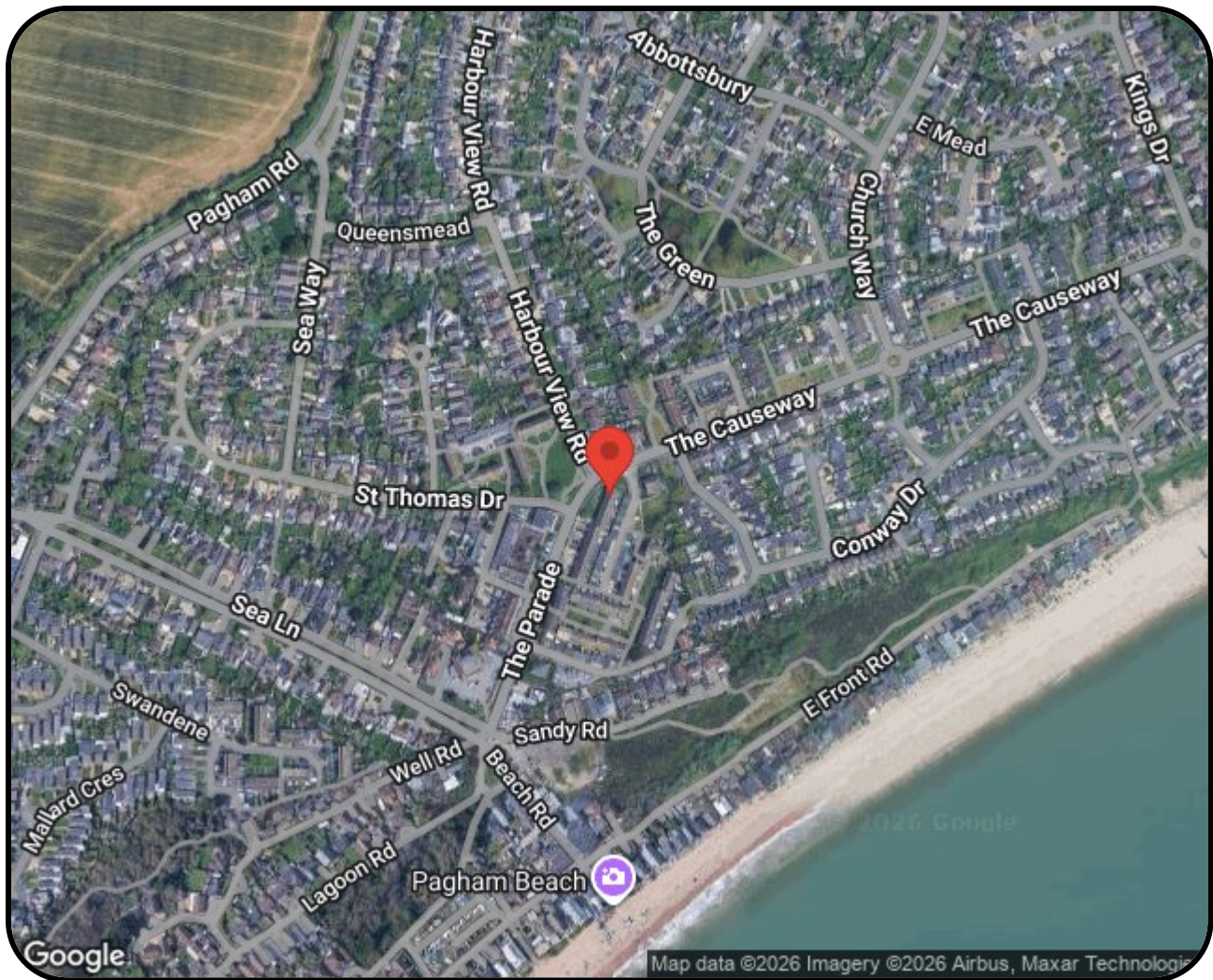
- End-of-Terrace House offered with NO FORWARD CHAIN
- Large Lounge/Diner
- Kitchen
- 2 Double Bedrooms
- Family Bathroom
- Generous Corner Garden
- Large Garage
- uPVC Double Glazing and Gas Central Heating
- New Decor and Flooring Throughout
- Convenient Location within 400 Yards of Local Shops and 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 C

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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PO21 2NW

01243 869991

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<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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

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