



Bell & Blake
SALES & LETTINGS

3 Lake View, Pagham, Bognor Regis, West Sussex PO21 4QP

Monthly rental of £1,400

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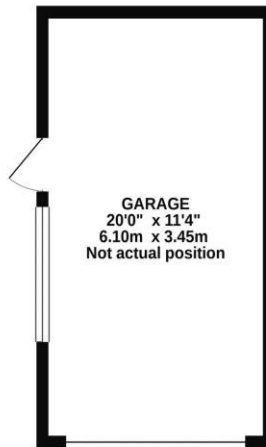
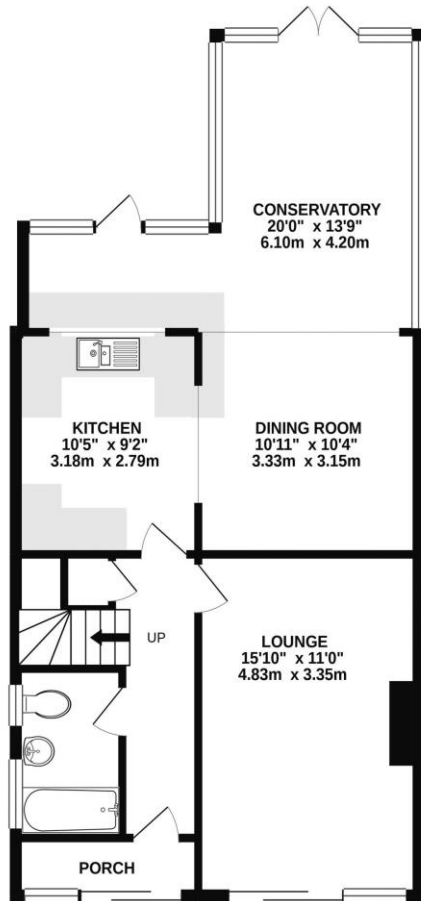
- ▶ Extended 3 Bedroom Detached Property
- ▶ 2 Bathrooms (One upstairs, One down-stairs)
- ▶ Separate Lounge
- ▶ Large Open Plan Kitchen Dining Conservatory With Underfloor Heating
- ▶ View Over Duck Pond
- ▶ Garage to the rear
- ▶ Short walk to local shops, bus routes and restaurants and pubs etc..
- ▶ Available Immediately

Overlooking the duck pond to the front and located just a short walk from the village centre is this beautifully presented detached house. The property is available for immediate occupation. The accommodation briefly comprises of 3 bedrooms, 2 bathrooms (one upstairs, one downstairs) Lounge with wood burning stove, open plan Kitchen Dining Conservatory space with underfloor heating. There is an enclosed rear garden with double gates to the road behind and a large single garage.

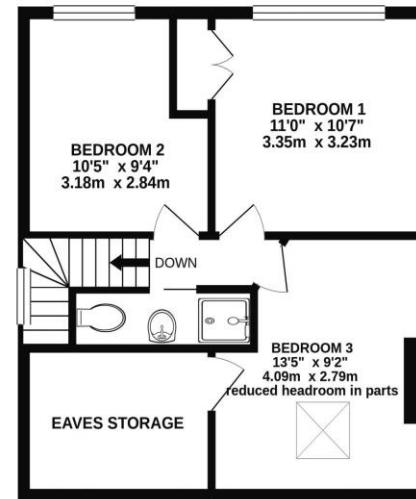
Council Tax Band: D



GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk