

**4**  
**JUST BUNGALOWS**



**11 Drift Road**

Rose Green | Bognor Regis | West Sussex | PO21 3NX

**Guide Price £375,000**

**FREEHOLD**

# 11 Drift Road

Rose Green | Bognor Regis | West Sussex | PO21 3NX

WA395-05/23



## Features

- Delightful Semi-Detached Residence
- Versatile Accommodation
- Generous Garden
- NO ONWARD CHAIN
- 1172 sqft / 108.9 sqm

Offered For Sale with No Onward Chain, this semi-detached residence has been in the same ownership from new and occupies a generous plot, with incredibly versatile accommodation comprising hallway, front aspect living room with open fire, kitchen/diner at the rear, sun room, two ground floor bedrooms, a bathroom, separate w.c. and first floor loft/attic room. Externally there is a driveway, garage and generous rear garden with cabin/workshop.

The property itself is positioned on the edge of a quiet residential setting between Bognor Regis and Pagham. There is an Infant and Junior school nearby and a choice of Secondary Schools within easy reach. Doctors surgery, public houses, the Inglenook Hotel and a wide selection of stores in the villages of Rose Green and Nyetimber are in easy walking distance. The beach and nature reserve at Pagham are located within approx 1 1/2 miles.

There are regular bus service provide links to the surrounding areas including the train stations in Bognor Regis and Chichester. The seaside town of Bognor Regis is approximately 3 miles to the East offering many popular attractions. There are also Retail Parks on the Northern outskirts. The historic city of Chichester is within 6 miles with its famous Cathedral and boasts comprehensive shopping facilities with boutiques, restaurants, bars and the Chichester Festival Theatre.



A double glazed front door at the side of the property opens into a welcoming L- shaped entrance hall where there is a fitted cupboard housing the modern electric consumer unit and gas and electric meters. A bespoke carpeted staircase rises to the first floor attic/loft room, while doors lead from the hallway to the living room, two ground floor bedrooms, kitchen/diner, bathroom and separate w.c.

The living room measures 15' 11" x 12', has a large double glazed window to the front, fitted carpet, four wall lights and a feature brick fireplace with stone hearth, wooden mantel and adjacent matching t.v. corner display shelving.

The generous kitchen/diner is a rear aspect room measuring 17' 9" x 10' overall and boasts a comprehensive range of light grain base, drawer and wall mounted units with fitted roll edge work surfaces, inset 1 1/2 bowl single drainer sink unit with mixer tap, space and plumbing for a dishwasher, space for an electric cooker and space for a free-standing fridge/freezer, along with a useful built-in pantry style cupboard and space for a table and chairs. A window and door at the rear lead through to the conservatory style sun room/utility room which measures 11' x 7' 3" and has a radiator, space and plumbing for a washing machine and space for other appliances, along with a door to the side providing access into the rear garden.

Bedroom 1 measures 13' x 11' 10" overall and is a rear aspect room with a double glazed window, fitted carpet and fitted wardrobes with dressing table between.

Bedroom 2 is currently utilised as a formal dining room and is a front aspect room measuring 10' 8" x 9' 1", adjacent to the living room, with a double glazed window, radiator and fitted carpet.

The Bathroom measures 5' 7" x 4' 8" and has an obscure double glazed window to the side and coloured suite of panelled bath with shower over and matching wall mounted wash basin. Adjacent to the bathroom there is a separate w.c. measuring 5' 7" x 2' 6" with low level w.c. and an obscure double glazed window to the side.

The first floor attic room measures 11' 7" x 9' 7" and has sloping ceilings with a double glazed window to the rear enjoying a pleasant outlook over the generous rear garden, along with doors to the three additional loft storage areas. The main loft area which runs towards the front of the property houses the modern gas boiler.

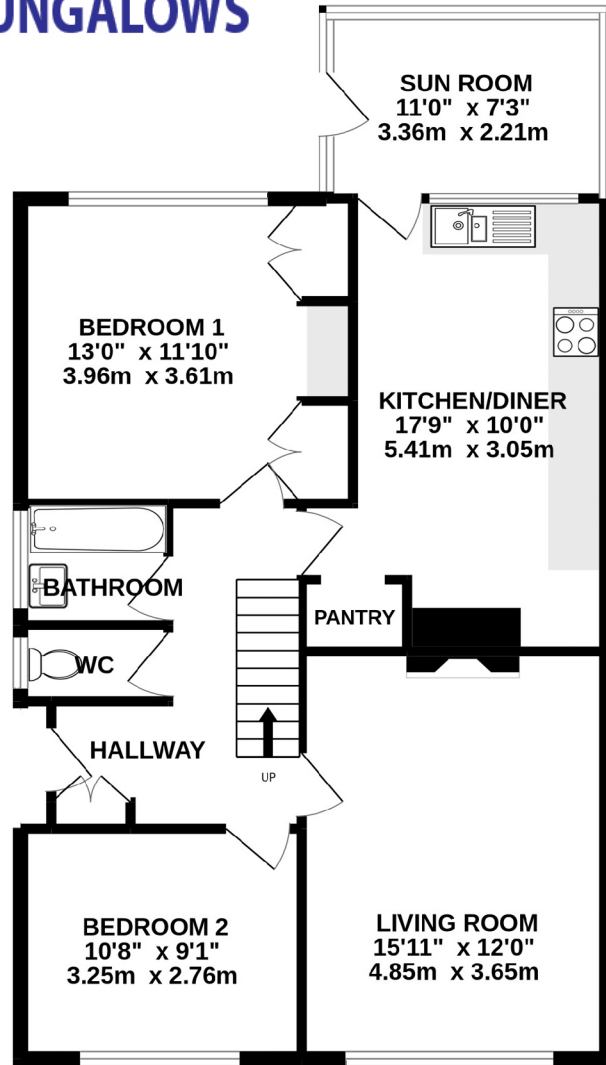
Externally the property boasts a generous low maintenance frontage laid to gravel and bordered by a low brick wall, with a driveway providing on-site parking for several vehicles leading to the garage which measures 19' 7" x 9' 2" overall with an electrically operated up and over door, power and light, window to the rear and side door into the garden.

From the driveway double gates lead to the side into the rear garden which measures 74' in depth (to the face of the cabin) x 34' width and is predominantly laid to lawn with an array of established, mature borders and beds. A pathway leads to a greenhouse and to the rear, where there is a large timber cabin/workshop measuring 26' x 9' 2" (internally) with windows and door to the front, power and light.

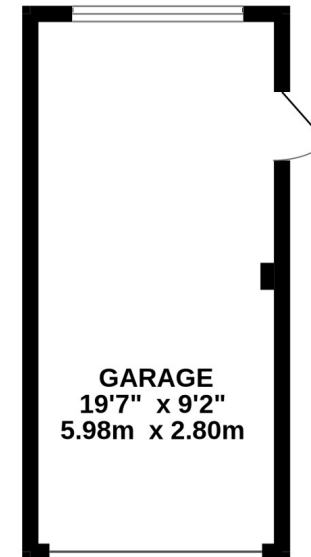
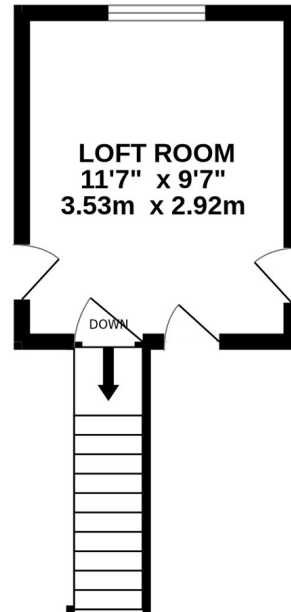
**N.B:- This property is offered for sale with No Onward Chain.**







1ST FLOOR  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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EPC Rating: D (57)

Council Tax: Band D (£2,105.83 - Arun District Council/Pagham 2023 - 2024)

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