



Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of
£300,000
Freehold

Valentines Gardens, Rose Green, Bognor Regis, PO21 4JE



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

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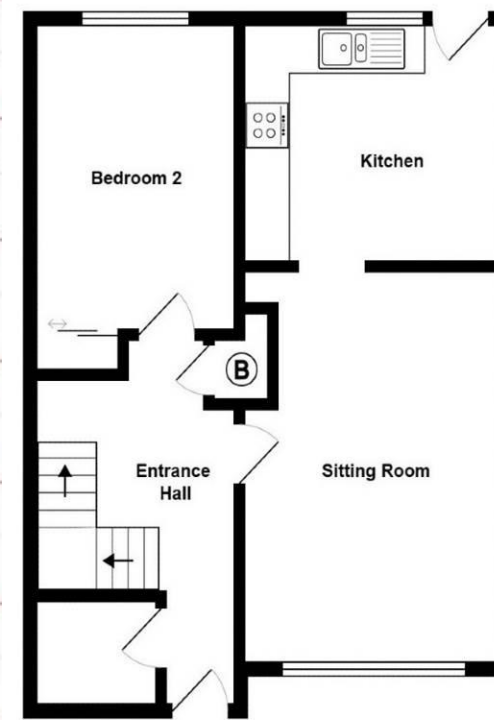
- Mid-Terraced Chalet
- Low Maintenance Gardens
- Two Double Bedrooms
- Abundant Storage
- Village Location



Accommodation

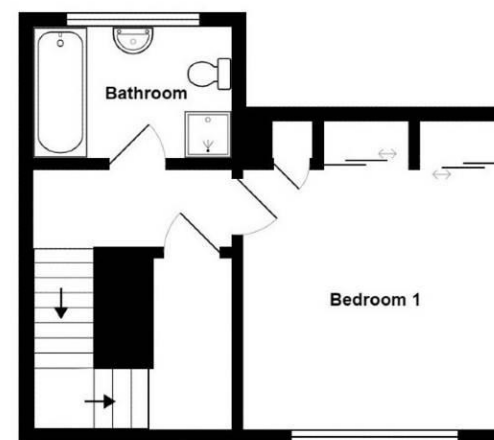
Ground Floor

Hallway: 15' 4" x 8' 10" (4.68m x 2.71m)
 Storage Cupboard: 5' 3" x 4' 3" (1.62m x 1.31m)
 Sitting Room / Dining Room: 16' 5" x 11' 6" (5.01m x 3.52m)
 Kitchen / Breakfast Room: 11' 7" x 9' 10" (3.54m x 3.01m)
 Bedroom 2: 12' 9" x 8' 10" (3.90m x 2.71m)



First Floor

Landing: 8' 9" x 3' 4" (2.67m x 1.03m)
 Storage Cupboard: 7' 6" x 3' 5" (2.31m x 1.06m)
 Bedroom 1: 13' 8" x 11' 6" (4.17m x 3.52m)
 Bathroom: 8' 9" x 5' 9" (2.69m x 1.77m)



Council Tax Band: C



What the agent says... “,”

A deceptively spacious chalet home located in Rose Green Village, just a short walk away from a variety of amenities including convenience stores, local shops and bus links. The property is located via a quiet pedestrian access opposite a peaceful greensward.

The accommodation is arranged over two floors with the internal accommodation consisting of an entrance hall with a large storage cupboard and separate boiler cupboard. There is a generous sitting and dining room. The fitted kitchen property has space for a breakfast table and provides access to the attractive, low maintenance garden. Finally, there is a large downstairs bedroom with a fitted wardrobe. To the first floor the landing has another large storage cupboard. The family bathroom benefits from a separate bath and shower cubicle. The principal bedroom benefits from a range of fitted wardrobes, through which eaves storage can be accessed.

Externally, both the front and rear gardens have been attractively paved for low maintenance. There is a small rear lawn and bee-friendly

flowers planted around the borders. A timber shed provides garden storage and there is rear access via a path behind the neighbouring gardens. To the front there is a pleasant outlook over the greensward and there is plenty of on-street parking typically available nearby.

AGENTS NOTE: We have been informed that the residents make a monthly contribution to the maintenance of the Greensward of approximately £30 PCM.

