



**11 Carlton  
Avenue,  
Rose Green,  
Bognor Regis,  
PO21 3LS**

Guide Price  
£385,000 Freehold

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**STRIDE & SON**

Established 1890



A 3 bedroom detached character bungalow set on a good sized corner plot in the popular village of Rose Green, convenient for local shops and the beach.



3



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EPC

57



1,023  
sq. ft.

#### DESCRIPTION:

Set in an attractive corner plot position adjacent to Avisford Park in the popular village of Rose Green and convenient for local shops, schools and the beach, 11 Carlton Avenue is a deceptively spacious 3 bedroom detached character bungalow. Believed to date from around 1950, the property offers charming and bright accommodation including an entrance hall, sitting room, kitchen/dining room with rear lobby and staircase leading to a versatile loft room with Velux window and wc (currently used as a cosy space for hobbies), double aspect principal bedroom, two further bedrooms, and a modern family bathroom/wc. The property also benefits from gas central heating, UPVC double glazing, recently installed Google/Lutron 'smart home' electrics, and Permitted Development Approval from Arun District Council (Ref: AW/279/21/PDH) for a 6m single storey extension to the rear.

Outside, and to the front of the property there is a generous size garden being mainly laid to lawn with established shrubbery, a feature mature tree, and a low-level brick wall with hedging to the front boundary. A path leads to the front door and a driveway to the side provides off-road parking for a couple of cars leading to a pedestrian gate and access to the rear garden and garage. The south-westerly aspect rear garden measures approximately 60ft in length and is also mainly laid to lawn with timber fencing and a paved terrace.





#### LOCATION:

Situated about 5 miles south of Chichester, the village of Rose Green, which makes up the sought-after western suburbs of Bognor Regis, has an excellent range of amenities including a post office, pharmacy, convenience food store, butcher, newsagent, hardware store, takeaways, doctors' surgery, library, and community centre. There are also churches nearby, and the Rose Green Infant and Junior Schools are both less than half a mile away. Access to the beach is within easy reach via the neighbouring villages of Aldwick and Pagham. Between them, these beaches, and Pagham Harbour Nature Reserve, are great locations for swimming, sailing, windsurfing, and walking, with the Harbour also being a Site of Special Scientific Interest and a wonderful sanctuary for birds.

Buses run regularly to the city of Chichester (5 miles to the north) and to the seaside town of Bognor Regis (2.5 miles to the east) joining rail services along the coast to Brighton and Portsmouth, and to London Victoria, as well as providing connections to both Gatwick and Southampton airports.



The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. Located close to Chichester is the Goodwood Estate, which is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.

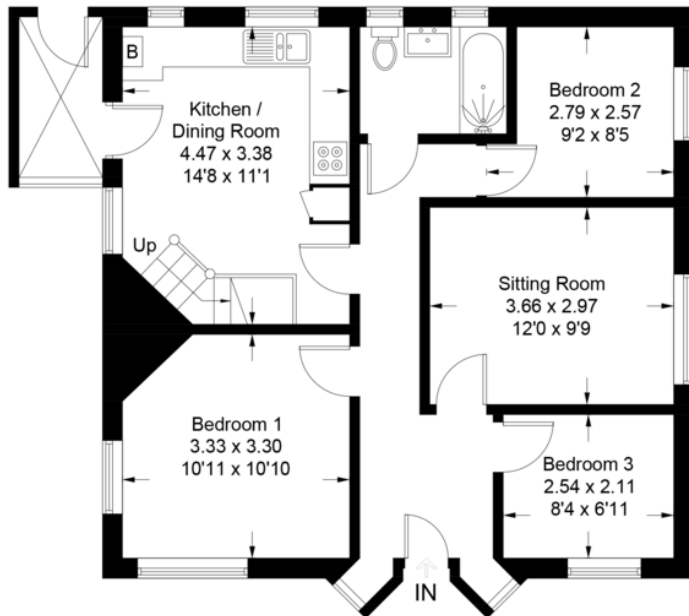


# FLOORPLAN

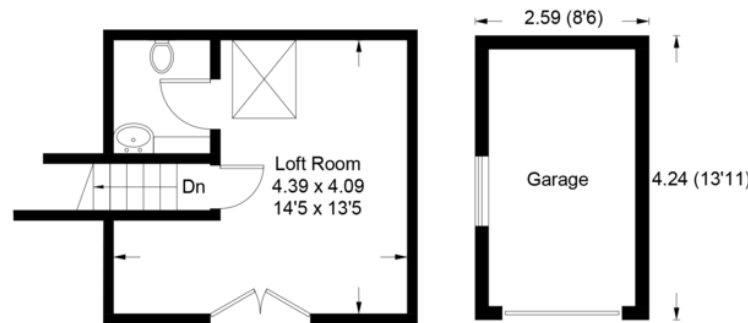
## 11, Carlton Avenue, PO21 3LS

Approximate Gross Internal Area = 86.6 sq m / 932 sq ft  
Garage = 8.5 sq m / 91 sq ft  
Total = 95.1 sq m / 1023 sq ft  
(Including Loft)

Produced for Stride & Son Estate Agent.



Ground Floor



Loft

(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Emzo Marketing 2023. (ID944546)

### DIRECTIONS

From the Bognor Bridge roundabout on the A27 just south of Chichester, take the exit signposted Pagham & Runcton along Vinnetrod Road. At the roundabout at the end of this road by The Walnut Tree pub, take the first exit onto Lagness Road (B2166) and after approximately 2.5 miles turn left onto Sefter Road towards Rose Green and Aldwick. Continue straight ahead for 1 mile and at the traffic lights turn right onto Nyetimber Lane. After about 0.3 of a mile take the next turning on the right onto Carlton Avenue where No.11 will be found after a short distance on the left-hand side as the road bends round to the left.

### CONTACT

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