

4
JUST BUNGALOWS



89a Rose Green Road

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

Price £415,000

FREEHOLD

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KI415-06/23



Features

- Detached 2 Bedroom Bungalow
- Constructed Circa 2000
- Large Loft With Scope To Convert
- NO ONWARD CHAIN
- 765 Sq Ft / 71.1 Sq M

Offered for sale with No Onward Chain and constructed circa 2000 this detached bungalow offers well proportioned accommodation with an L-shaped entrance hall, through dual aspect living room, front aspect kitchen with integrated oven, hob and hood, two double bedrooms and a modern fitted shower room. Externally there is a secure driveway and low maintenance rear garden, along with a large loft space.

Local amenities are within a few hundred yards including large Co-op store, chemist, post office, butchers/fishmongers, hardware store, food outlets including takeaways, newsagent, petrol station, nearby doctor's surgery, library and recreational field. Bus services provide an ease of access to the town centre and city of Chichester, while the retail park can be found within a short drive.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.



A double glazed door opens into the 'L' shaped welcoming entrance hall with radiator and access hatch to the large loft space (which lends itself potential to convert). Wider than average internal doors lead to the living room, kitchen, two bedrooms and the shower room.

The main living room is a dual aspect through room with a double glazed window to the front, double glazed French doors to the rear providing access to the rear garden, along with a part exposed brick chimney breast with hardwood mantel, paved stone hearth and recess.

The kitchen has a double glazed window to the front and boasts fitted base, drawer and wall mounted units, roll edge work surfaces, 1 1/2 bowl single drainer sink unit with mixer tap, integrated electric hob with hood over and oven under, space and plumbing for a washing machine and space for a fridge/freezer, along with a wall mounted Glow Worm Compact gas boiler.

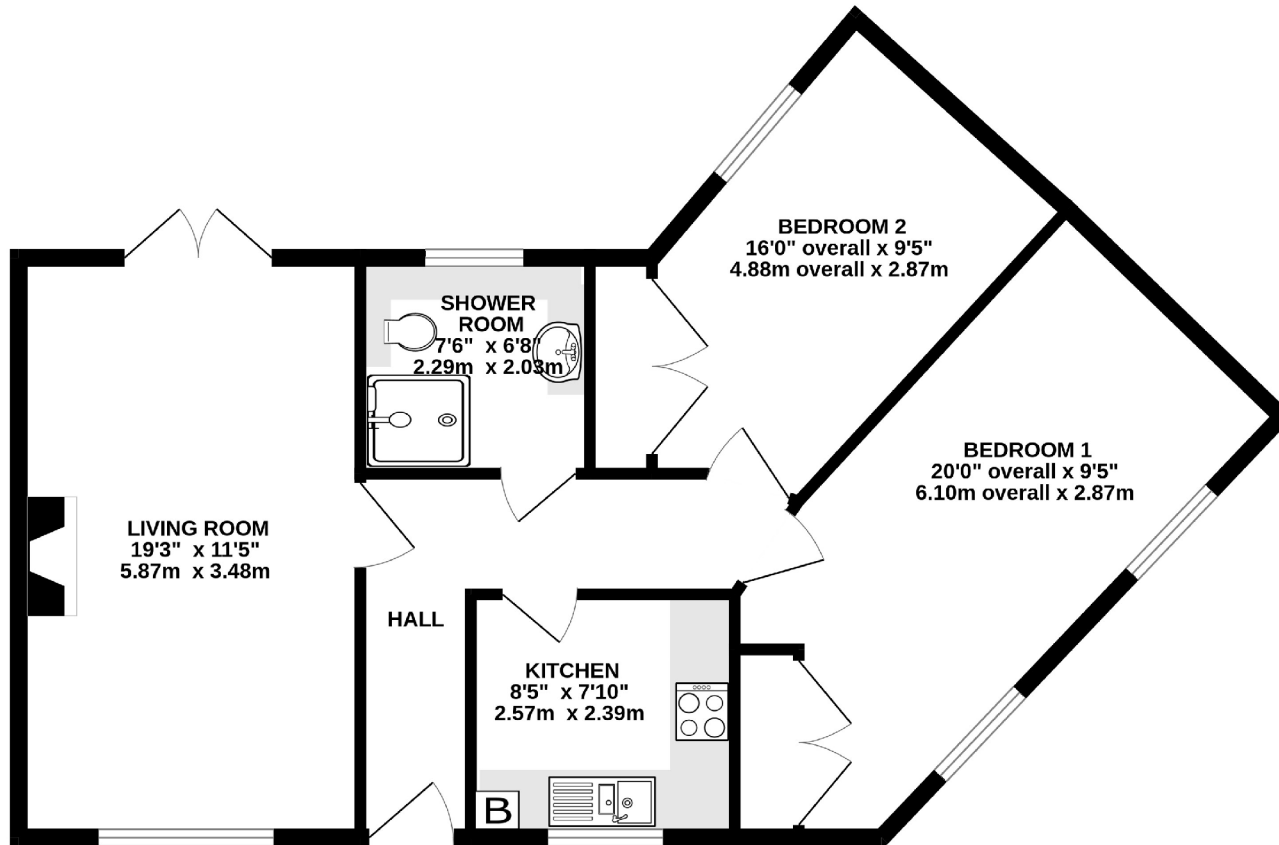
Bedroom 1 is a good size double room measuring approx. 20' overall with 2 double glazed windows to the front and a generous built-in double wardrobe housing the electric consumer unit. Bedroom 2 is a rear aspect double room with a useful generous built-in double wardrobe.

The Shower Room has been recently updated with a walk-in shower enclosure with fitted shower, enclosed cistern w.c, shaped oversize wash basin set into a surround with an array of storage units under, along with an obscure double glazed window to the rear.

Externally, there is a driveway providing secure on-site parking for 2 - 3 vehicles behind double gates. A gate at the rear leads into the delightful block paved low maintenance, fully enclosed, rear courtyard style garden with established well stocked raised beds, external lighting, external water tap and timber storage shed. **N.B:- This property is offered for sale with No Onward Chain.**



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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Current EPC Rating: D (62)

Council Tax: Band D (£2,093.40 Arun District Council/Aldwick 2023 - 2024)

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