



Carlton Avenue, Bognor Regis, PO21 3LP

- An Impressive Two Double Bedroom Detached Bungalow
- Open Plan Kitchen Diner
- Conservatory Room
- Prime Rose Green/Aldwick Location

ASKING PRICE OF £335,000

- Driveway & Garage
- Enclosed Rear Patio Garden
- Excellent Local Schools Nearby
- Well Presented Throughout Some Work Required



Welcome to this delightful two-bedroom bungalow nestled in the picturesque neighbourhood of Aldwick. With its convenient single-level layout, well-maintained features, and a range of desirable amenities, this property offers a comfortable and inviting living space for individuals or couples seeking a peaceful retreat.

As you approach the bungalow, you'll be greeted by an attractive driveway that provides ample parking space for multiple vehicles. This convenient feature ensures that you and your guests will never have to worry about finding parking on the street.

Upon entering the bungalow, you'll immediately appreciate the open plan layout that combines the kitchen, dining area, and living space. This design creates a seamless flow, perfect for entertaining guests or enjoying quality time with family. The bright and airy atmosphere is enhanced by large windows that allow natural light to flood the room, creating a warm and welcoming ambience.

The well-appointed kitchen boasts modern appliances, ample counter space, and plenty of storage, making it a joy to prepare meals and explore your culinary skills. The adjacent dining area provides a comfortable space for enjoying meals together, hosting dinner parties, or simply relaxing with a cup of coffee in the morning.

Moving through the property, you'll discover two generously sized bedrooms. These well-proportioned rooms are perfect for creating your own personal sanctuary, with plenty of space for a cosy bed it has built-in wardrobes and the option for additional furnishings. Whether you need a guest room, a home office, or a peaceful haven for relaxation, these bedrooms offer versatility and comfort.

One of the standout features of this bungalow is the charming conservatory. This versatile space provides an ideal spot for unwinding, enjoying a good book, or simply relaxing whilst overlooking the patio garden. With its large windows and peaceful surroundings, the conservatory offers a seamless connection between the indoor and outdoor spaces, allowing you to enjoy the changing seasons throughout the year.



Completing the property is a well-appointed family bathroom, offering both style and functionality. Here, you'll find a modern suite comprising a bathtub, vanity washbasin, and toilet. This space provides a tranquil retreat where you can indulge in a relaxing soak after a long day.

Step outside, and you'll discover a delightful patio garden, perfect for outdoor entertaining or simply enjoying the fresh air. This low-maintenance space provides the ideal backdrop for al fresco dining, gardening, or creating a beautiful outdoor oasis. Whether you have a green thumb or simply enjoy spending time outdoors, this private patio garden is sure to delight.

Located in the sought-after neighbourhood of Aldwick, this bungalow offers not only a comfortable living space but also convenient access to a range of amenities. Nearby, you'll find shops, restaurants, parks, and excellent transport links, ensuring that everything you need is within easy reach.

Accommodation

GROUND FLOOR

PORCH

SITTING ROOM / DINING ROOM
21' 10" x 18' 9" (6.65m x 5.72m)

KITCHEN
18' 7" x 9' 5" (5.66m x 2.87m)

CONSERVATORY
9' 10" x 7' 6" (3.00m x 2.29m)

BATHROOM

BEDROOM ONE
10' 11" x 9' 02" (3.33m x 2.79m)

BEDROOM TWO
13' 03" x 10' 03" (4.04m x 3.12m)

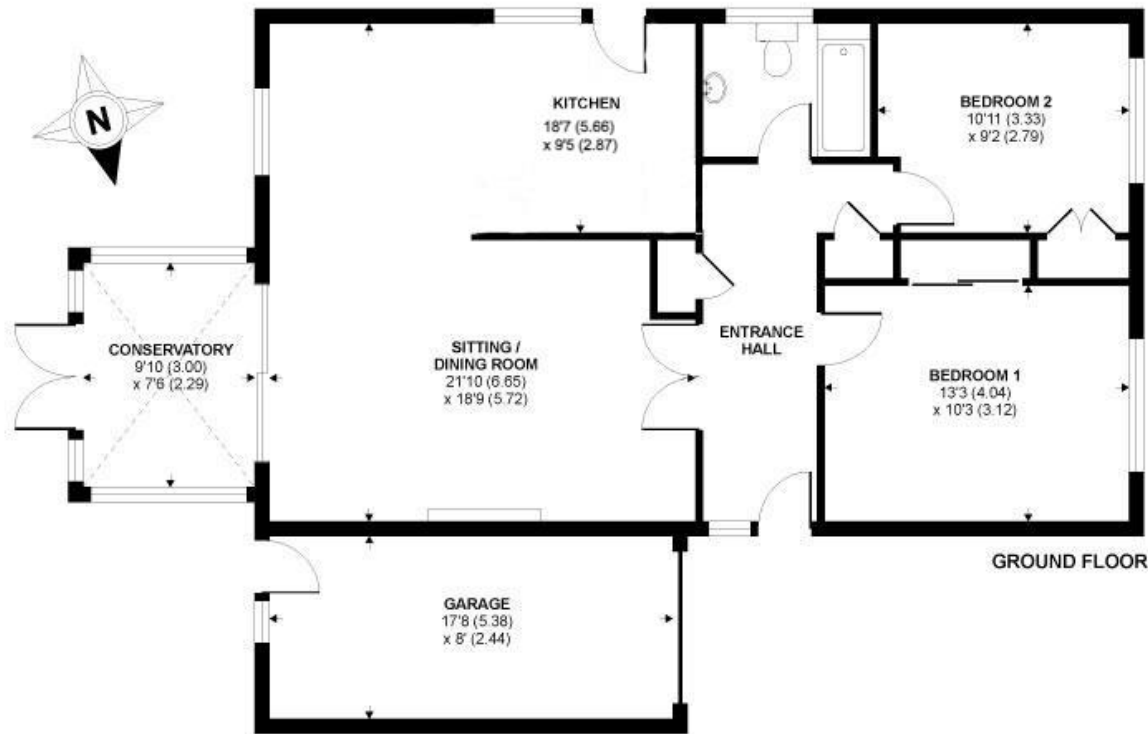
OUTSIDE

DRIVEWAY & GARAGE

SUNNY PATIO GARDEN



Picture this...



APPROX. GROSS INTERNAL FLOOR AREA 1056 SQFT / 98.1 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Henry Adams and no guarantee as to their operating ability or their efficiency can be given.

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into town and really soak up Bognor's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer? This town really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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