



5 Carlton Avenue, Rose Green

A semi-detached bungalow situated close to Rose Green village and offered with no onward chain.



- ▶ Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- ▶ Sitting/Dining Room
- ▶ Two Double Bedrooms
- ▶ Gas Fired Central Heating and Double Glazing
- ▶ Secluded Rear Garden and Garage
- ▶ Semi-Detached Bungalow
- ▶ Kitchen
- ▶ Convenient Location
- ▶ Driveway Providing Off-Road Parking
- ▶ No Onward Chain

This property offers spacious accommodation and has ample off-road parking.

The accommodation briefly comprises, entrance hall with storage cupboard, sitting/dining room, kitchen, two double bedrooms both with doors to the rear garden and bathroom.

Outside, the front block paved driveway provides off-road parking and continues down a shared driveway to a detached single garage and personal door to the rear garden. The secluded rear garden is laid to lawn with patio area.

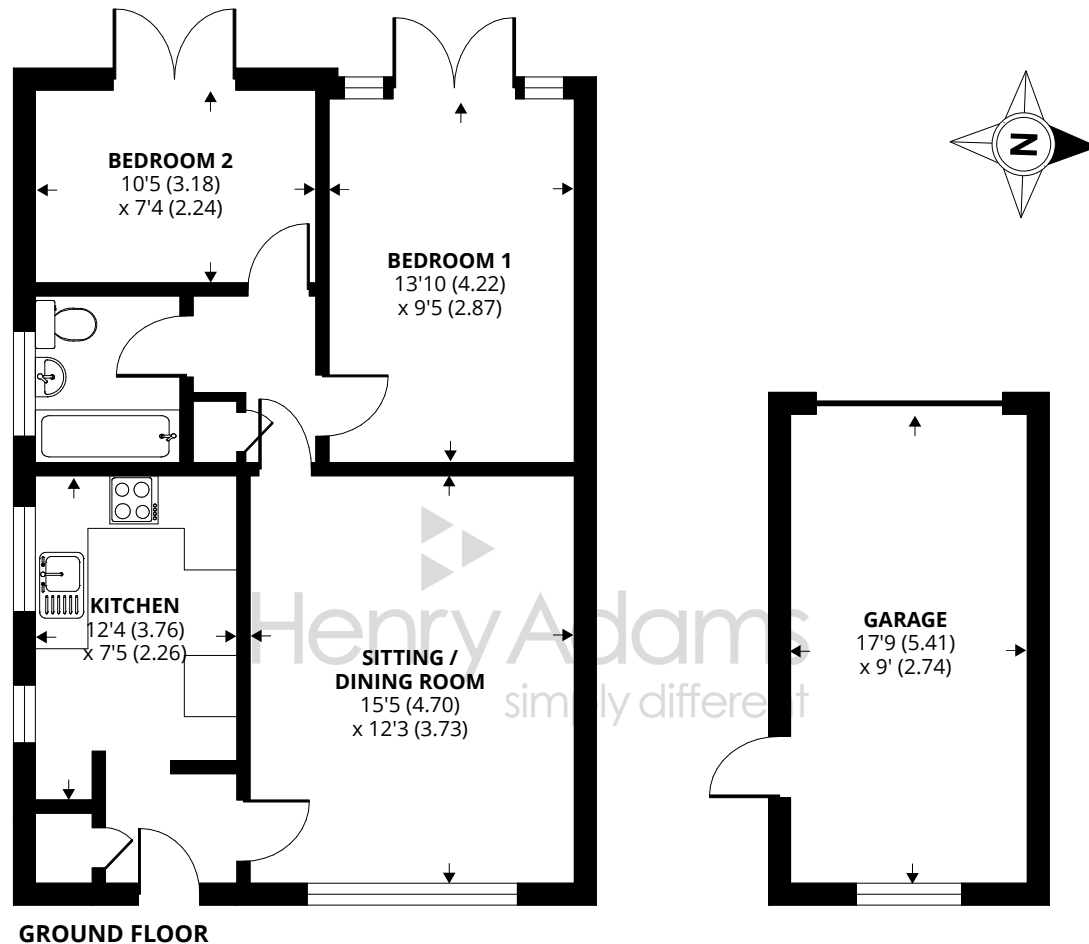
A viewing is thoroughly recommended to appreciate its location and size of accommodation.

Early vacant possession may be possible as there is no onward chain.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 842123.

Council Tax Band: C





Carlton Avenue, Bognor Regis

Approximate Area = 615 sq ft / 57.1 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 776 sq ft / 72 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2023. Produced for Henry Adams. REF: 1014188

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Rose Green is located to the west of Bognor Regis within the parish of Aldwick. It offers a range of local facilities including an infant and juniors school, doctors surgery, pharmacy, post office, library, convenience store, newsagent, family butcher and hardware store. Bus services pass nearby giving access to the seaside town of Bognor Regis and the Cathedral City of Chichester.

Directions

From the traffic lights at Rose Green, turn into Nyetimber Lane, continue along past Avisford Park playing fields and take the first turning on the right onto Carlton Avenue. No 5 will be seen on your left.

13/11/23

