





12 Aigburth Avenue, Rose Green

A spacious and well-proportioned detached chalet style bungalow conveniently situated within Rose Green village.



- ▶ **Spacious Detached Chalet Style Bungalow**
- ▶ **Separate Reception Room**
- ▶ **Ground Floor Shower Room with WC**
- ▶ **En-Suite Shower Room**
- ▶ **Generous Rear Garden**
- ▶ **Sitting/Dining Room**
- ▶ **Open Plan Kitchen**
- ▶ **Four Double Bedrooms**
- ▶ **First Floor Bath/Shower Room**
- ▶ **Ample Off-Road Parking plus Garage**

This detached family home offers versatile accommodation, benefiting from double glazing, gas fired central heating and sits on a generous plot. A viewing is thoroughly recommended to appreciate its convenient location and spacious well thought out layout on offer.

The accommodation comprises spacious and welcoming entrance hallway, sitting/dining room with access to the rear garden and open plan to the kitchen, making for a great social area, additional reception room with double doors to the sitting room. Open plan kitchen with breakfast bar, shower/utility room with WC and double bedroom with feature bay window and built-in wardrobes.

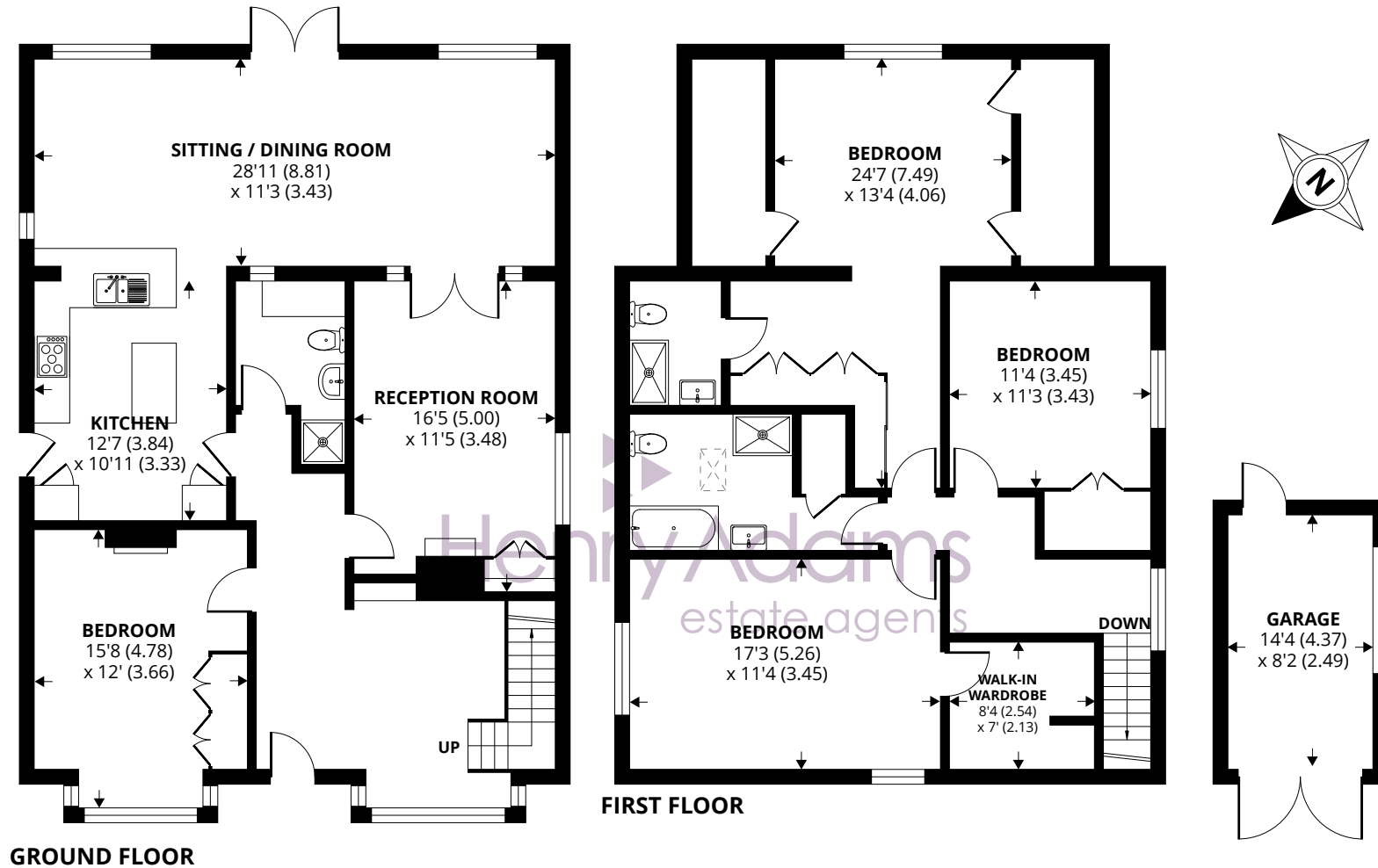
The first floor comprises, three further double bedrooms, with bedroom one having an en-suite shower room with WC plus built-in wardrobes and eaves storage, the dual aspect bedroom two benefits from a useful walk-in wardrobe, bedroom three also benefits from a generous built-in wardrobe. There is a family bathroom with double shower, WC and airing cupboard.

Outside, the front driveway provides ample off-road parking and leads to a single garage with power and light and personal door to the rear garden. There is gated side access to the generous rear garden which complements the property being mainly laid to lawn, flower and shrubbery borders and decking area, perfect for alfresco dining.









Approximate Area = 2296 sq ft / 213.3 sq m

Garage = 117 sq ft / 10.8 sq m

Total = 2413 sq ft / 224.1 sq m

For identification only - Not to scale



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

The property is conveniently situated just around the corner from Rose Green village centre, which offers a range of local facilities including a pharmacy, post office, convenience food store, family butcher and fishmonger. A popular infant and junior school, library and doctors surgery are also in the local vicinity. The cathedral city of Chichester is about six miles where there is a comprehensive array of fashionable restaurants and bistros, excellent pedestrian shopping precinct and the famous Chichester Festival Theatre.

Council Tax Band: D

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