





## 24 Sefton Avenue, Rose Green

A deceptively spacious, beautifully presented and versatile detached chalet style bungalow set on a good size plot.



- ▶ Charming 1930's Detached Chalet
- ▶ Refitted Country Style Kitchen
- ▶ Modern Ground Floor Shower Room
- ▶ Contemporary Family Bathroom
- ▶ Fully Stocked Landscaped Garden
- ▶ Two Reception Rooms with Log Burning Stoves
- ▶ Ground Floor Bedroom
- ▶ Two 1st Floor Double Bedrooms
- ▶ Privately Owned Solar Panels
- ▶ Ample Parking and Garage

This detached 1930's home has many original character features including picture rails and panel doors. The property has recently been refurbished to a high specification with the addition of privately owned solar panels.

The generous, versatile accommodation briefly comprises entrance hall, there are two reception rooms at the front of the property, both with feature bay windows, one with a cast iron fireplace currently used as a ground floor bedroom, the 2nd with a log burning stove. The sitting room is at the rear of the property with log burning stove and bi-folding doors opening onto the garden. The kitchen is fitted with Shaker style units under woodblock worktops with an eye-level double oven and electric hob, space for appliances and a side door to a covered courtyard with access to the garage. There is a ground floor shower room with vanity basin and WC.

The first floor comprises two further bedrooms, both with eaves storage and sliding pocket doors. The principal bedroom has a walk-in wardrobe. The family bathroom is fitted with a contemporary white suite with shower over bath, vanity basin and WC.

Council Tax Band: E

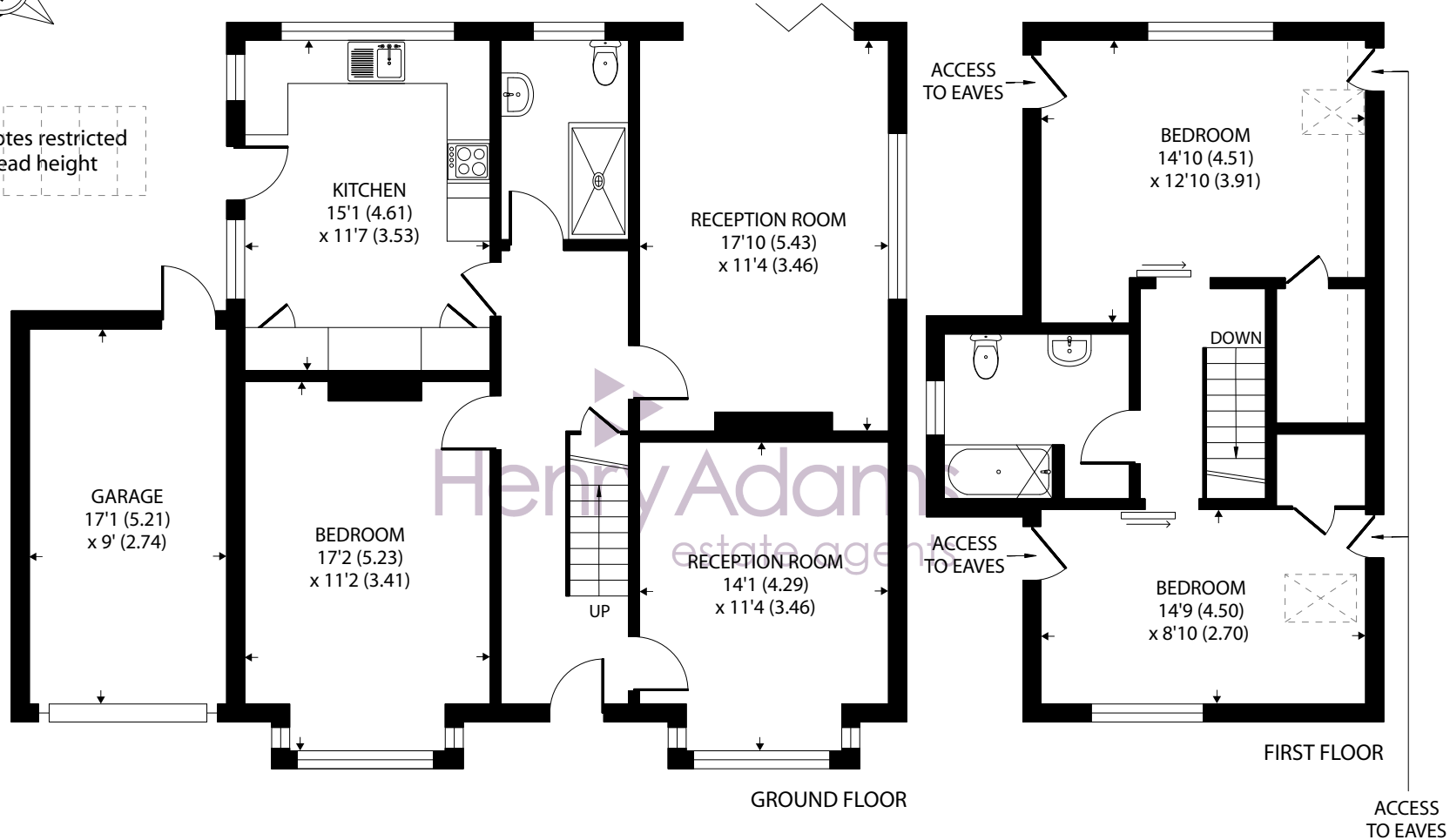








Denotes restricted head height



Approximate Area = 1383 sq ft / 128.5 sq m

Limited Use Area(s) = 15 sq ft / 1.4 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1552 sq ft / 144.2 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.

Outside, the front block paved driveway provides ample parking and leads to a single garage. The generous rear garden is mainly laid to lawn with a patio area adjacent to the property, raised deck accessed via the bi-folding doors, mature fruit trees and well stocked borders, greenhouse and two substantial timber sheds.

### 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, newsagent, family butcher and hardware store. A popular infant and junior school, library and doctors surgery are also in the local vicinity. The seaside town of Bognor Regis is approximately three miles to the east with award winning beaches, traditional pier and promenade plus a range of cafes, bars and restaurants. 04/11/24

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