



49 Hewarts Lane

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

**Price £475,000
FREEHOLD**

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TI495 - 06/25

Features

- Detached Extended 3 Bedroom Home
- Superbly Presented Throughout
- Open Plan Living/Dining/Kitchen At Rear
- Bathroom & Shower Room (2 wcs)
- Established Well Tended Gardens
- Secure On-Site Parking & Garage
- 1,221 Sq Ft / 113.4 Sq

This charming two storey residence has been lovingly and sympathetically improved throughout the current occupants lengthy ownership to create a truly delightful home combining the characteristic features from its origins, such as strip-wood doors and picture rail surrounds, with the modern comforts of today, such as a log burner, fitted kitchen with Range style cooker and glazed rear elevation providing access to the rear garden. The accommodation in brief comprises entrance hall, bay fronted living room, superb open plan snug/sitting/dining/kitchen at the rear, ground floor shower room, three first floor bedrooms and first floor bathroom.

The property also offers double glazing, a gas heating system via radiators, on-site secure parking, an attached garage and well tended, established rear garden.

A storm porch protects the double glazed front door with flank natural light double glazed panelling which opens into a delightful entrance hall with patterned tiled flooring and picture rail surround. A carpeted staircase with handrail/balustrade leads to the first floor with two useful under-stair storage cupboards, one of which has space and plumbing for a washing machine and dryer, along with a small double glazed window to the side, with the other housing the modern electric consumer unit. Strip-wood doors lead to the snug/sitting room and living room, with a further door to the ground floor shower room.

The living room, which is currently utilised as a home office, has a feature double glazed bay window to the front, exposed strip-wood flooring, picture rail surround and display recess into the chimney breast.

The snug style sitting room is open plan to the dining area and kitchen and has a wood burning stove, exposed parquet flooring throughout and picture rail surround which flows through to the dining area and open plan kitchen, with feature large double glazed skylight lantern and almost full width double glazed sliding doors with flank double glazed panelling to the rear providing access into the rear garden producing plenty of natural light.

The kitchen boasts a comprehensive range of base units and fitted work surfaces, with an inset single drainer sink unit with mixer tap, 7 burner gas Range style cooker with stainless splash-back and hood over, integrated full size dishwasher and space for a free-standing fridge/freezer.





The ground floor shower room has an obscure double glazed window to the side, an oversize shower enclosure with fitted shower, shaped wash basin with storage under and adjacent enclosed cistern wc, along with a built-in linen cupboard with slatted shelving, ladder style heated towel rail and extractor.

The first floor boasts a carpeted landing with picture rail surround and feature handrail/balustrade. Strip-wood doors lead to the three bedrooms and bathroom. Bedroom 1 is positioned at the rear of the property and has exposed wooden flooring, picture rail surround, a decorative fireplace, rear aspect window and an access hatch to the loft space, which houses the modern gas boiler. Bedrooms 2 and 3 are positioned at the front of the property, both with front aspect windows, both with fitted carpet and picture rail surround, with Bedroom 2 also benefiting a decorative fireplace and fitted wardrobes/storage cupboards.

The bathroom has a white suite of bath with mixer tap, close coupled wc, wash basin with storage under, ladder style heated towel rail, wall mounted storage cupboards and an obscure window to the rear.

Externally, there is secure on-site parking to the front of the property, which is approached via a five bar gate leading into a gravel frontage with raised borders. The attached garage has double doors at the front, power and light and double glazed French doors at the rear, which lead onto a rustic decked terrace, in-turn leading to the main area of lawn which is well screened from neighbouring properties by strategically planted established trees, plants and shrubs, with a further gravel entertaining area at the rear with pergola and timber shed.





Current EPC Rating: D (62)

Council Tax: Band E £2,816.58 p.a. (Arun District Council/Aldwick 2025 - 2026)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

 **Coastguards**
Estate Agency

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