



44 Gloster Drive

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

O.I.E.O £375,000
FREEHOLD

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RO395 - 06/25

Features

- Semi-Detached Family Home
- Popular Residential Location
- 2 Separate Reception Rooms
- 3 Bedrooms (Bedroom 1 with En-Suite Shower Room)
- Refitted Kitchen, Bathroom, Cloakroom (3 wc's)
- Double Glazing & Gas Heating (Radiators)
- Sitting Room with Log Burner
- Driveway & Integral Garage
- Landscaped Rear Garden
- NO ONWARD CHAIN
- 1,195 Sq Ft / 111.0 Sq M

Offered For Sale with 'No Onward Chain', this semi-detached family home is situated in a popular residential location close to amenities in Nyetimber Village and within walking distance of Rose Green infant and junior schools. The accommodation in brief comprises hallway, ground floor cloakroom/wc, sitting room with log burner, rear aspect kitchen and separate dining room, first floor landing, bedroom 1 with en-suite shower room, two further bedrooms and a family bathroom.

The property also offers double glazing, a gas heating system via radiators, on-site parking via the driveway, an integral garage and a pretty, landscaped rear garden.

A storm porch protects the double glazed front door with flank double glazed panelling positioned at the side of the property which leads into the entrance hall with exposed floor boards and an easy-rise staircase to the first floor. Double doors lead into the sitting room while further doors lead from the hall into the kitchen, dining room and cloakroom which has a white suite of close coupled wc, circular corner wash basin with cupboard under, ladder style heated towel rail and window to the side.

The kitchen has a large window to the rear enjoying a pleasant outlook into the rear garden, along with a door to the side, modern fitted units and work surfaces with inset single drainer sink unit with mixer tap, space for a gas cooker with hood over, space and plumbing for a washing machine and under counter freezer, concealed integrated larder fridge, wall mounted 'Worcester' boiler, electric skirting heater and water softener.

The sitting room has exposed floor boards, a large window to the front, feature stone fireplace with tiled hearth and recessed log burner stove. The dining room has exposed floor boards and patio doors to the rear providing access into the rear garden.

The first floor landing has an access hatch to the loft space, exposed floor boards and doors to the three bedrooms and bathroom.





Bedroom 1 is positioned at the front of the property and is a good size double room with exposed floor boards, built-in double wardrobe and large window to the front. A door leads into the adjoining en-suite shower room with modern suite of glazed shower enclosure with dual shower, enclosed cistern/wc, circular table top sink unit, tiled splash-back, ladder style heated towel rail and window to the side.

Bedrooms 2 & 3 are both positioned at the rear of the property with exposed floor boards, with bedroom 3 benefiting from a built-in storage cupboard with adjacent airing cupboard housing the lagged hot water cylinder. Bedroom 2 has a large window to the rear, while bedroom 3 is dual aspect with windows to the side and rear.

In addition, there is bathroom with modern suite of panel bath, wash basin with storage under and adjacent enclosed cistern wc, heated towel rail and window to the side.

Externally, there is on-site parking via the driveway in front of the integral garage, along with an established well stocked front garden. The integral garage has an up and over door at the front, wall mounted gas & electric meters, power and light and under-stair recess. The rear garden has been predominantly laid to paving for ease of maintenance creating a large sun terrace with step down to the rear with shaped lawn and established plants and shrubs providing screening from neighbouring properties, along with two timber storage sheds.

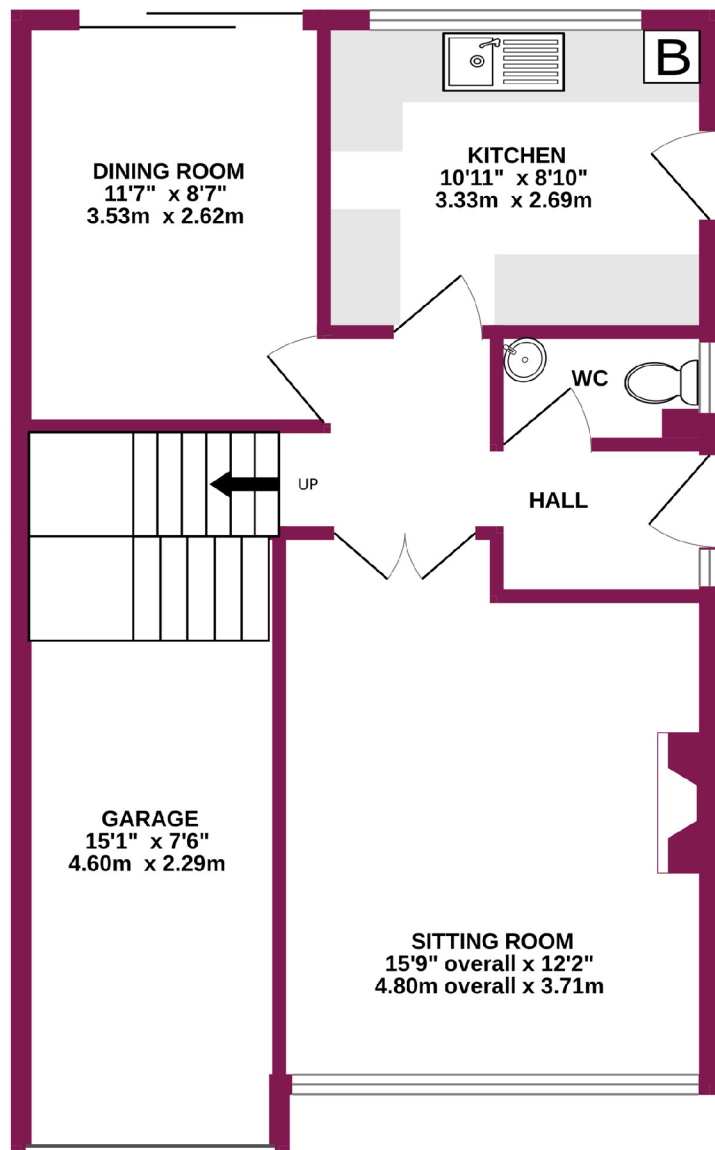
Current EPC Rating: D (58)

Council Tax: Band D £2,304.48p.a. (Arun District Council/Aldwick 2025 - 2026)

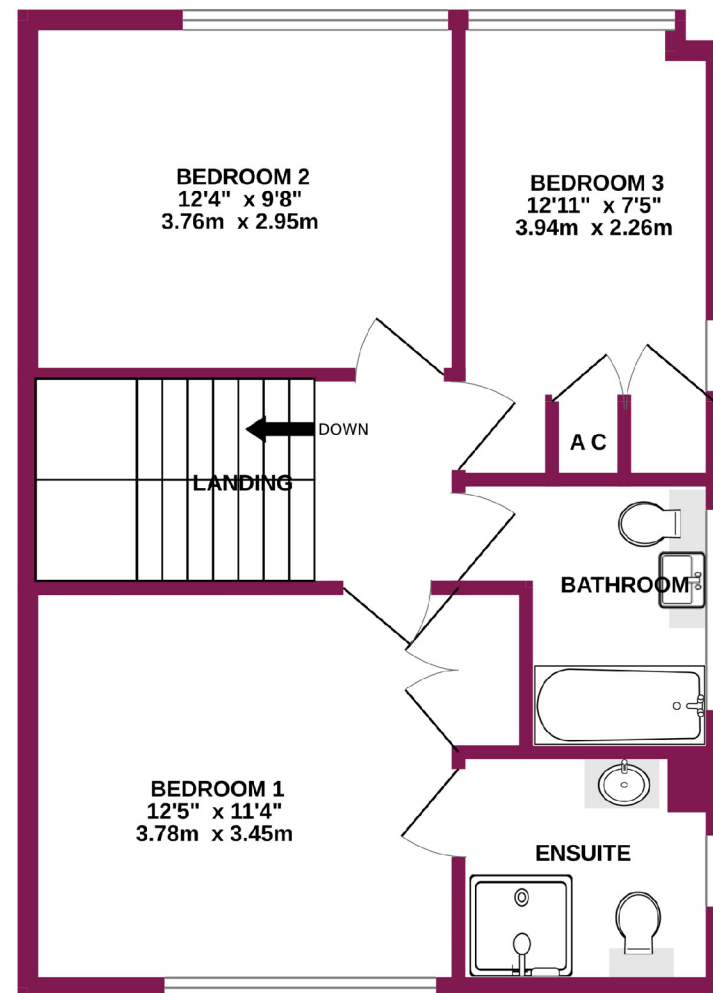


To arrange a viewing contact 01243 267026

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1195sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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