

# Clarkes

Estate Agents & Lettings Agents

Guide Price

£425,000

Freehold

Rose Green Road, Bognor Regis, PO21 3EP



Book a Viewing

01243 861344

Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE

<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Follow us on

IMPORTANT NOTICE  
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344





- Flexible Accommodation
- Open Plan Kitchen/Reception Room
- Sitting Room/4th Bedroom
- Greenhouse/Garden Room
- Garage & Off Road Parking



## Accommodation

### Ground Floor

Hallway: 15' 10" x 3' 1" (4.84m x 0.94m)  
 Sitting Room: 14' 8" x 11' 7" (4.48m x 3.54m)  
 Shower Room: 9' 6" x 5' 10" (2.91m x 1.80m)  
 Kitchen: 12' 7" x 9' 9" (3.86m x 2.98m)  
 Dining Room: 13' 2" x 12' 8" (4.02m x 3.88m)  
 Study: 10' 10" x 9' 7" (3.32m x 2.93m)

### First Floor

Landing: 10' 5" x 3' 0" (3.20m x 0.93m)  
 Bedroom 1: 15' 1" x 7' 7" into bay (4.61m x 2.32m)  
 Bedroom 2: 10' 9" x 7' 4" (3.28m x 2.24m)  
 Bedroom 3: 10' 9" x 7' 3" (3.29m x 2.23m)  
 Bathroom: 6' 10" x 5' 6" (2.09m x 1.69m)  
 Cloakroom: 5' 7" x 5' 0" (1.71m x 1.53m)

Lean-to/Greenhouse: 12' 3" x 8' 3" (3.75m x 2.54m)

Garage: 15' 5" x 8' 7" (4.72m x 2.62m) With secret compartment 8' 7" x 3' 10" (2.62m x 1.19m)

Council Tax Band: D



## What the agent says... “,”

This detached 3/4 bedroom home is located in a convenient position, being just a short walk to village shops as well as the highly desired Rose Green Junior and Infant School.

The accommodation comprises a porch, leading into the entrance hall, a modern kitchen which is open to lovely reception room which benefits from a wood burning stove and is currently used as a dining room. The dining room has patio doors which overlook to lovely rear gardens. To the front of the house is an attractive sitting room, which has previously been used as a downstairs master bedroom. There is also a well-appointed shower room with plumbing for a washing machine and a study with stairs to the first floor.

The first-floor landing provides access to the three upstairs bedrooms. There is a larger front bedroom with wardrobe recess and access to the eaves storage and two rear single bedrooms which could be easily remodelled into a larger double bedroom if required.

Finally, upstairs there is a bathroom with a shower over the bathtub and a separate cloakroom.

Externally, the front of the property is well screened by mature hedging for privacy with a gravel area providing ample parking for several large vehicles. Double gates at the side lead to the rear garden and workshop/home office which benefits from power and lighting, with fitted workbenches and an outside tap. There is an attractive paved seating area, a lawn and established shrub and flower border. There is also a lean-to greenhouse/garden room with power.

Overall, this family home offers flexible accommodation to suit the needs of an incoming buyer. It is presented in good condition and has been tastefully updated over the years whilst retaining much of the character and charm. A viewing is highly recommended to fully appreciate everything this home has to offer.

