



**Bell & Blake**  
SALES & LETTINGS

16 Stonehill Crescent, Rose Green, Bognor Regis, West Sussex PO21 3PQ

Asking Price £375,000

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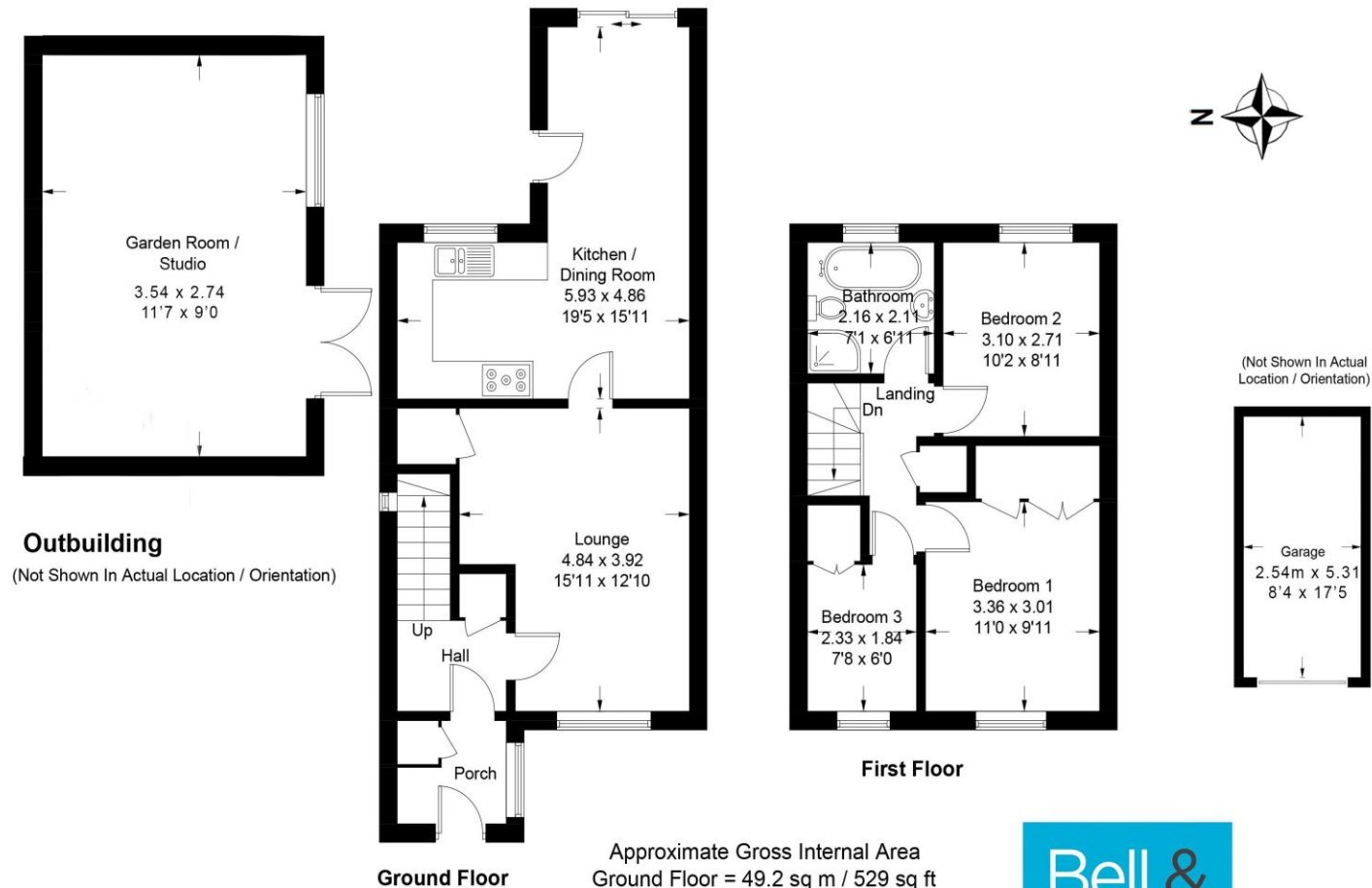
- › Extended house on large corner plot
- › Ample off-road parking
- › Garage to the rear
- › Log cabin
- › Kitchen Diner
- › Lounge
- › 3 Bedrooms
- › Contemporary bathroom

This extended house sits on a generous corner plot, in the popular village of Rose Green. The property is in a cul-de-sac location and boasts 3 bedrooms and contemporary bathroom to the first floor, kitchen diner, lounge and Entrance hall and porch to the ground floor. Outside there is a log cabin to the side, garage to the rear and driveway to the front. There is a large garden to the side and rear of the property with rear gate.

Council Tax Band: C



# Stonehill



Approximate Gross Internal Area  
 Ground Floor = 49.2 sq m / 529 sq ft  
 First Floor = 37.1 sq m / 399 sq ft  
 Total = 86.3 sq m / 928 sq ft  
 \*Total excludes outbuildings



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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