



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£385,000 Freehold**

**6 Heston Grove**

**Rose Green, Bognor Regis, PO21 4LL**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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Traditionally this particular area of Sussex is renowned for its many benefits. The flat coastal plain, the relatively sheltered weather system, protected from the north by the Downs and of course a settled infrastructure, all contributing to the popularity. In the past, one would expect that the buyer of **this LINK - DETACHED BUNGALOW** would be of an older age, however, an increasing number of younger buyers have started to appreciate the benefits of single storey living with the opportunities offered in relation to the proximity of Rose Green School, local shops and the ready access to both Bognor Regis and Chichester. In need of some degree of modernisation and improvement, this property offers the chance for a buyer to "make their mark" and hopefully the asking price reflects this concept. For an appointment to view contact **May's**.

## ACCOMMODATION

### ENTRANCE:

Glazed sliding doors to:

### ENTRANCE PORCH:

with further glazed door to:

### HALLWAY

Meter cupboard; airing cupboard housing lagged hot water cylinder and slated shelving; broom cupboard.

**LIVING ROOM:** 18' 4" x 11' 9" (5.58m x 3.58m)

Gas fire (not tested); T.V. aerial point.

**KITCHEN:** 11' 10" x 10' 3" (3.60m x 3.12m)

(maximum measurements over units). Range of floor standing drawer and cupboard units having roll

edged worktops, tiled splash backs and wall mounted cabinets over; inset sink; eye level double oven; electric hob; space and plumbing for washing machine; further appliance space; cupboard housing warm air heating unit; uPVC framed double glazed door to side.

**BEDROOM 1:** 10' 0" x 9' 7" (3.05m x 2.92m)

Fitted wardrobes.

**BEDROOM 2:** 12' 1" x 8' 9" (3.68m x 2.66m)

Fitted wardrobes.

**BEDROOM 3:** 9' 0" x 9' 0" (2.74m x 2.74m)

### BATHROOM:

Fully tiled; matching suite comprising of panelled bath with mixer tap and shower attachment; pedestal wash hand basin.

### W.C.:

Close coupled W.C.

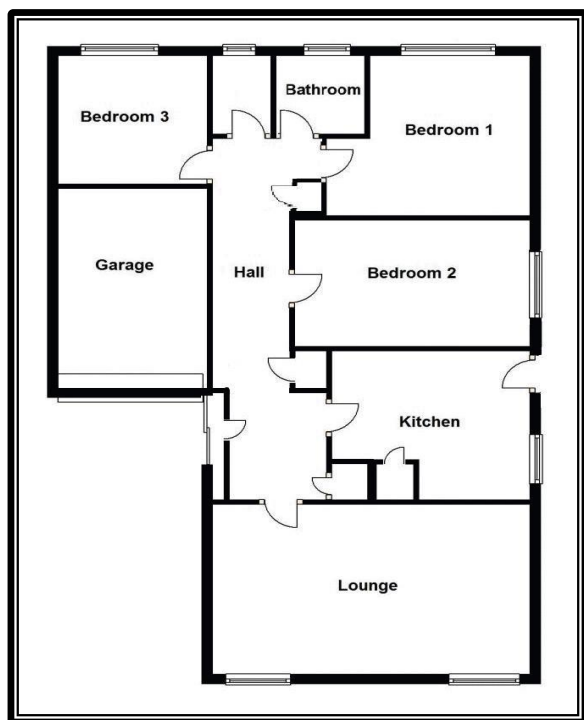
## OUTSIDE & GENERAL

### GARDENS:

The **REAR GARDEN** faces roughly south with a maximum depth of approximately 40 ft and width of some 36 ft; it is laid principally to lawn with covered hard standing adjoining the rear of the bungalow. The **FRONT GARDEN** is again laid principally to lawn; with driveway leading to:

**GARAGE:** 15' 8" x 9' 0" (4.77m x 2.74m)

Metal up and over door; power and light.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.