

For a traditional, personal and professional service

64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



31 Rose Green Road
Rose Green, Bognor Regis,
PO21 3EU

£382,000 Freehold

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.
Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

Appearances in property can often be deceptive, giving a mistaken impression from the outside, which is why internal inspection is essential to fully appreciate each and every detail. This **SEMI DETACHED CHALET STYLE BUNGALOW** is no exception where the versatile accommodation may not be fully appreciated from the outside. Having both **gas fired central heating and uPVC framed double** glazing the property also benefits from a generous **west facing rear garden** and of course, the location, right in the heart of Rose Green which features a variety of shops, including butchers, post office, and convenience store. Bognor Regis train station is not far with links to London Victoria; whilst Chichester, Goodwood and the Wittering's are a short drive away. Open to personalisation, there is opportunity to complete certain projects within the property. So to fully appreciate the features and potential offered in this property why not contact **May's** for an appointment to view - after all, you can't tell a book from its cover !!

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

With oak flooring; radiator; cupboard housing gas meter and cloaks storage.

LIVING ROOM: 14' 0" x 11' 0" (4.26m x 3.35m)

Radiator; telephone point; T.V. aerial point.

KITCHEN/DINER: 17' 8" x 9' 5" (5.38m x 2.87m)

(maximum measurements over units) range of floor standing draw and cupboard units with roll edge worktop above and matching wall mounted cabinets over; tiled splash backs; "Hotpoint" electric oven; four burner gas hob with filter hood above; inset stainless steel sink; space and plumbing for automatic washing machine; double glazed door to side. DINING SECTION widens to 9'5 with double glazed double doors to:

CONSERVATORY: 10' 3" x 9' 3" (3.12m x 2.82m)

Of uPVC construction with double glazed double doors to garden.

G.F. BEDROOM: 9' 10" x 8' 7" (2.99m x 2.61m)

Radiator.

G.F. BEDROOM 1/DINING ROOM: 11' 0" x 9' 0" (3.58m x 3.00m)

Radiator.

G.F. BATHROOM:

Fully tiled walls with matching suite comprising panelled bath with mixer tap and shower attachment; folding glazed screen; close coupled W.C.: pedestal wash hand basin; heated towel rail; recessed downlights

F.F.LANDING:

Door to:

MASTER BEDROOM: 18' 4" x 14' 7" (5.58m x 4.44m)

(maximum measurements into sloped ceilings) eaves storage cupboard; radiator; open storage area measuring 6'10 x 4' with restricted head height; door to:

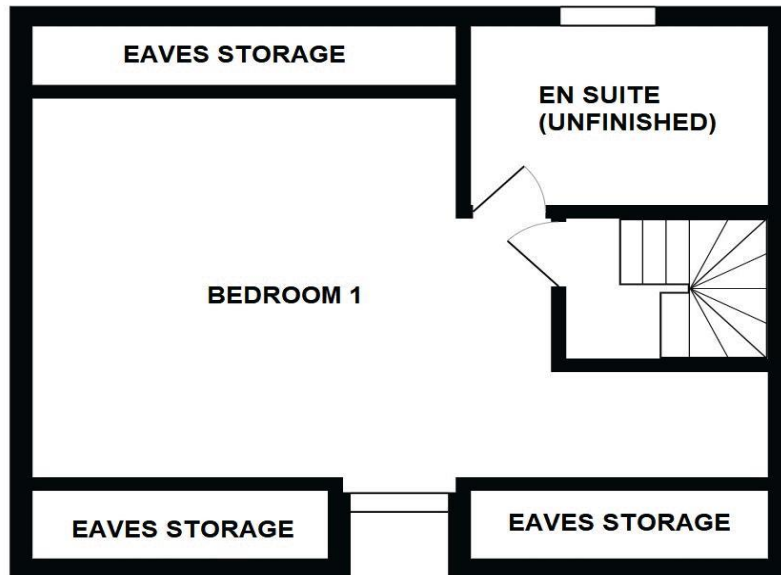
POTENTIAL EN-SUITE:

This room has yet to be finished but was originally planned to be the en-suite to the master bedroom.

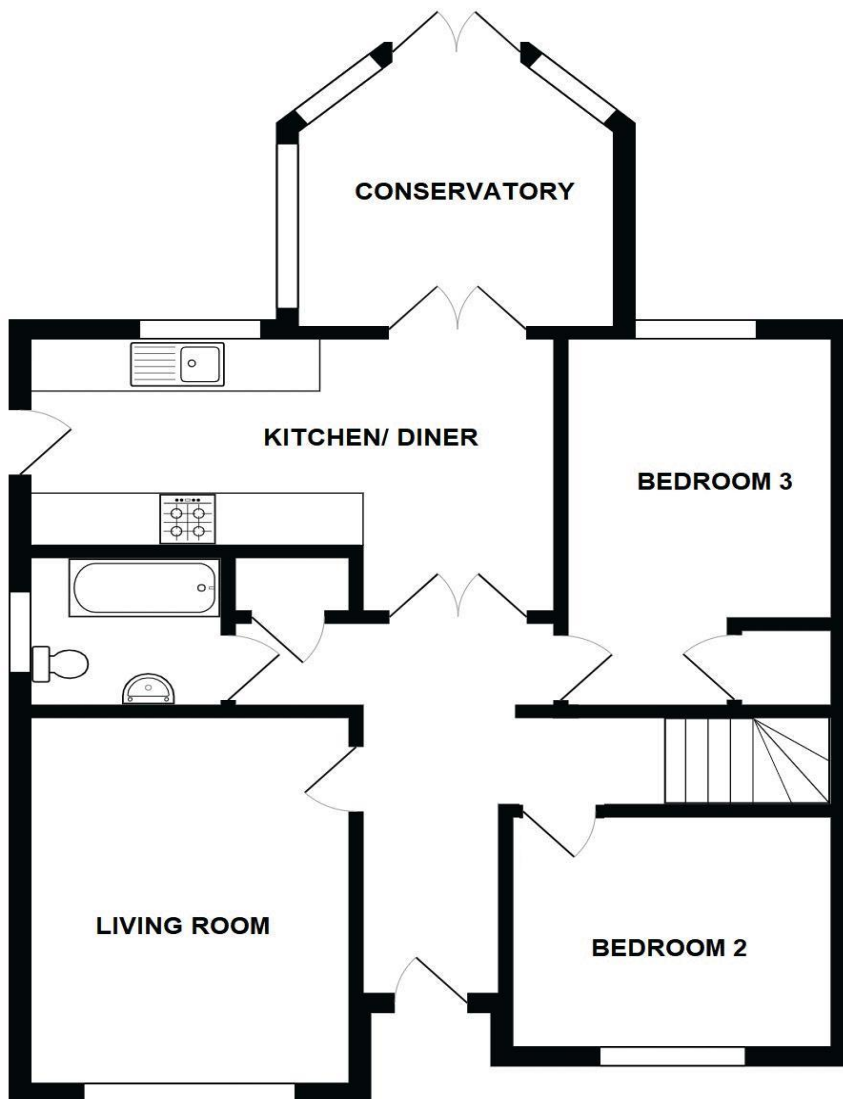
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN faces roughly west and has a depth of approximately 75 ft and a width approaching 35 ft or thereabouts. It has been laid principally to lawn with various outbuildings; space to the side of the property. The FRONT GARDEN has a mixture of pebble and concrete drive providing parking for a number of cars with access to the rear garden via double gates.



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

More photographs may be available on our website
www.maysagents.co.uk

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.