



6 Anson Road
Rose Green, Bognor Regis, West Sussex, PO21 3LN

Guide Price £350,000

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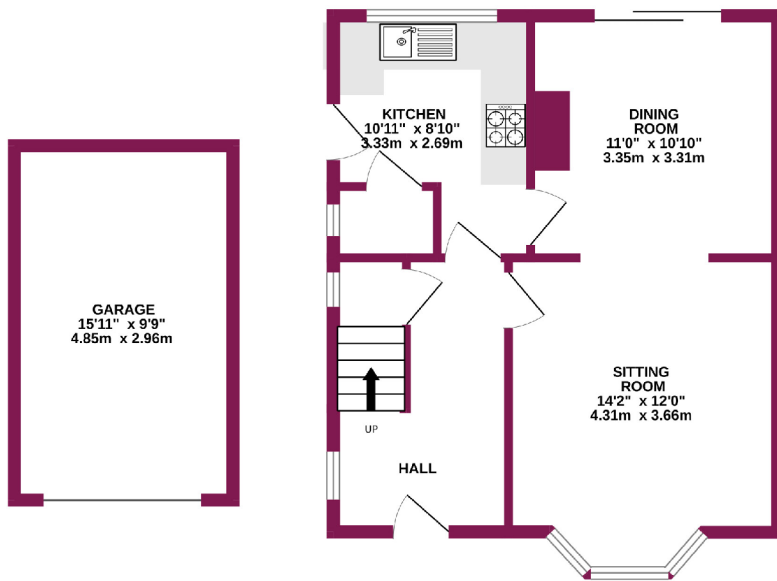
- **Three Bedroom Semi-detached House**
- **Popular Location Close To Rose Green Schools**
- **Well Presented Throughout**
- **No Onward Chain**
- **1,080 Sq Ft / 100.3 Sq M**

Conveniently positioned within a short walk to Rose Green schools, this well presented three bedroom semi-detached family home is offered for sale with No Onward Chain.

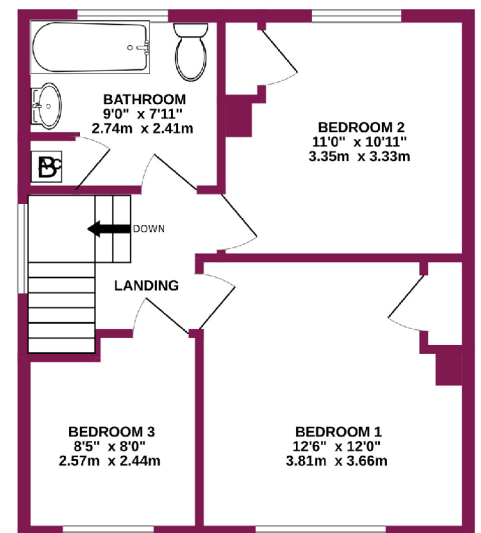
The accommodation in brief comprises a generous light and airy entrance hall with staircase to the first floor, bay fronted sitting room open plan to a dining room at the rear, modern fitted kitchen, landing, two double bedrooms and a good size single, along with a modern family bathroom with a suite of bath with shower over, wash basin with storage under, close coupled w.c. and an airing cupboard housing the modern gas combination boiler.

In addition, the property also offers double glazing, a gas heating system via radiators, driveway at the front providing on-site parking for two vehicles, a garage and a fully enclosed Westerly rear garden.

GROUND FLOOR
622 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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CURRENT EPC RATING: D (68)

COUNCIL TAX: BAND D £2,093.40 (2023 -2024) Arun District Council/Aldwick

TO ARRANGE A VIEWING PLEASE CONTACT COASTGUARDS ESTATE AGENCY:

Tel: 01243 267026 or email: office@coastguardsproperty.co.uk

6 Coastguards Parade, 113 Barrack Lane, Aldwick, Bognor Regis, West Sussex, PO21 4DX

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.