



**18 Rossalyn Close**

Rose Green | Bognor Regis | West Sussex | PO21 3PF

**Price £295,000**

**FREEHOLD**

# 18 Rossalyn Close

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ST295-05/24



## Features

- Two Bedroom Mid-Terrace House
- Cul-de-sac Position
- Well Presented Throughout
- No Onward Chain
- 764 Sq Ft / 71 Sq M

Tucked at the far end of a small residential cul-de-sac, this modern mid-terrace house has been greatly improved throughout the years and is offered for sale with No Onward Chain. The accommodation in brief comprises open plan entrance to the bay fronted living room, rear full width kitchen/diner, first floor landing, two double bedrooms and modern bathroom with bath and shower cubicle.

Local amenities are within a few hundred yards including large Co-op store, chemist, post office, butchers/fishmongers, hardware store, food outlets including takeaways, newsagent, petrol station, nearby doctor's surgery, library and recreational field. Bus services provide an ease of access to the town centre and city of Chichester, while the retail park can be found within a short drive.

The mainline railway station (London Victoria approx. 1hr 45) can be found within approx. 2 miles to the east in Bognor Regis town centre along with the pier and a variety of bars and restaurants. The historic city of Chichester is within a short drive which offers a wider range of shopping facilities, cathedral and famous Festival Theatre. Goodwood motor circuit and racecourse are also close by.



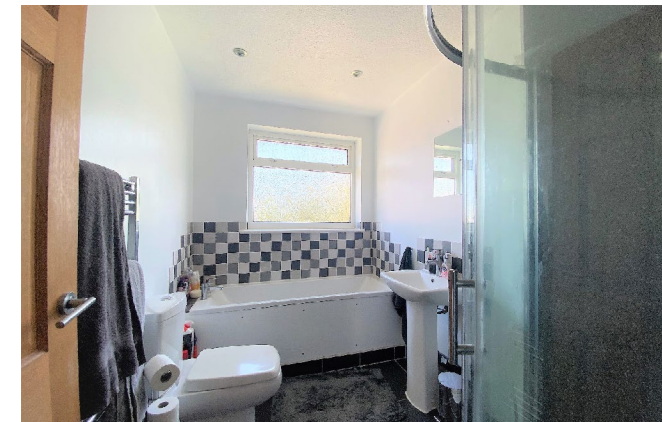
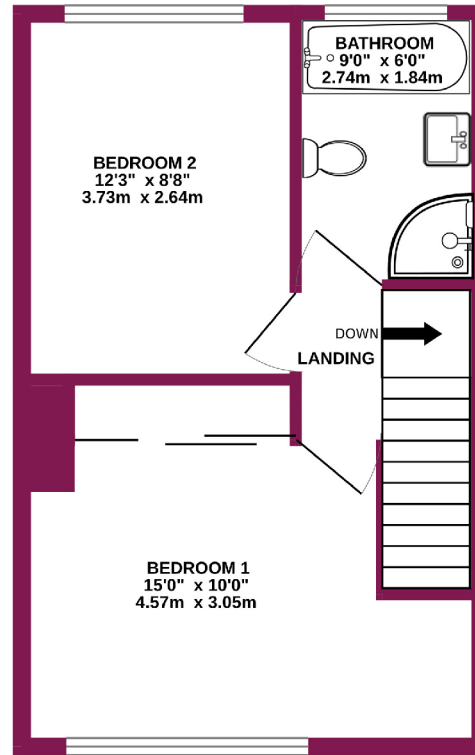
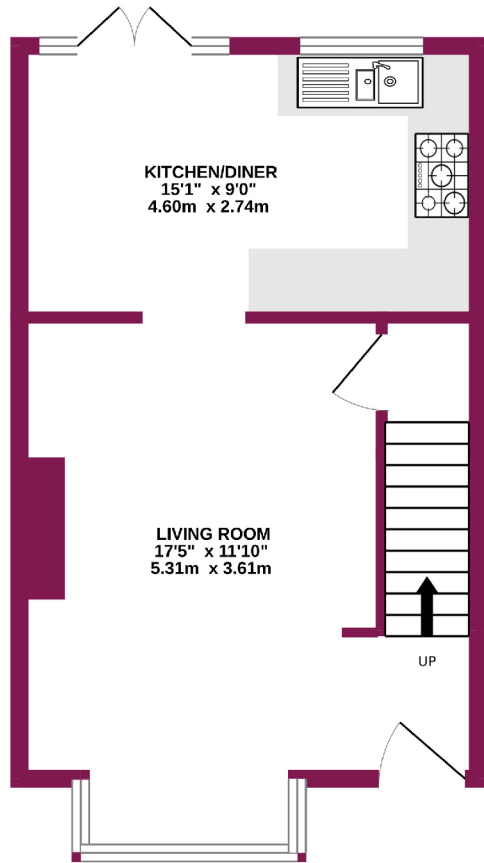
A covered storm porch protects the recessed double glazed front door which opens into an open plan entrance where a carpeted staircase rises to the first floor landing. The entrance leads through into a bright and airy living room with square feature double glazed bay window to the front, wood effect flooring and recessed fireplace into the chimney breast with tiled hearth, along with a built-in generous under stair storage cupboard. A walkway leads through to the rear into the full width kitchen diner which provides access into the rear garden via double glazed French doors with flank double glazed panels in the dining area.

The kitchen has a double glazed window to the rear and an array of modern fitted matching base, drawer and wall mounted units, fitted work surfaces, integrated five burner gas hob with hood over and oven under, space for an under counter fridge and space and plumbing for a washing machine, along with a matching cupboard concealing the wall mounted gas boiler.

The first floor landing has an access hatch to the loft space and doors to the two bedrooms and bathroom. Bedroom 1 is a front aspect generous double room with recess over the stairs along with built-in wardrobes to one wall. Bedroom 2 is also a good size double room, with a double glazed window to the rear enjoying a pleasant outlook over the rear garden. Adjacent to bedroom 2 there is a bathroom with modern fitments including a white suite of panel bath, pedestal wash basin, close coupled w.c. and walk-in corner shower cubicle with fitted shower, along with an obscure double glazed window to the rear.

In addition, the property offers a gas heating system via radiators.

Externally there is a lawned frontage with path leading to the front door which does lend itself to potentially provide on site parking (subject to necessary consents) while to the rear there is a fully enclosed garden with paved patio immediately behind the property, lawn and second paved terrace along with a gate to the side which leads to a pathway to the front of the terrace.



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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.

**Current EPC Rating: D (67)**

**Council Tax: Band C**  
(£1,953.58 - Arun District Council 2023 - 2024)