



6 Raleigh Road

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

Price £395,000
FREEHOLD

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Features

- **Extended Semi-Detached House**
- **3 Bedrooms & 2 Separate Receptions**
- **Kitchen/Breakfast Room & Utility Room**
- **Double Glazed Conservatory**
- **Generous Rear Garden**
- **1,538 Sq Ft / 142.8 Sq M**

Current EPC Rating: D (68)

Council Tax: Band C £1,953.58 p.a. (Arun District Council/Aldwick 2024-25)

Conveniently positioned within a few metres of Rose Green Junior School, this extended semi-detached family home has been incredibly well maintained and cared for throughout the current occupants lengthy ownership.

The accommodation in brief comprises entrance hall, kitchen/breakfast room, front aspect sitting room, separate dining room, double glazed pitched roof conservatory at the rear, first floor landing, three bedrooms and modern family bathroom.

In addition, there is a useful covered passage leading to a utility room with wc and garage, along with double glazing, a gas heating system via radiators and modern 'Vaillant' boiler, a delightful established generous rear garden and on-site parking for 2 - 3 vehicles.

The double glazed front door leads into an impressive welcoming entrance hall with carpeted staircase to the first floor, under-stair storage cupboard and window to the side. Doors lead from the hall to the kitchen/breakfast room and sitting room.

The sitting room has a double glazed bay window to the front and fitted bespoke shelving/storage cupboard into the recesses either side of the chimney breast.

The kitchen/breakfast room measures 18' 10" x 8' 11" overall and boasts a comprehensive range of fitted units and work surfaces incorporating a breakfast bar, along with a useful walk-in pantry cupboard, space for a Range style cooker, with hood over, space for a free standing fridge/freezer, space and plumbing for a full size dishwasher, a 1 1/2 bowl single drainer sink unit, a double glazed window to the rear and double glazed door to the side to the covered passage. A further door from the kitchen/breakfast room leads to the adjoining dining room with double glazed French doors to the rear leading through to the good size double glazed, pitched roof conservatory which provides access into the rear garden via a further pair of double glazed French doors.

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The first floor boasts a landing with a natural light double glazed window to the side over the stairs and an access hatch to the loft space. Doors from the landing lead to the three bedrooms and family bathroom.

Bedrooms 1 and 2 are both good size double rooms, both with built in storage cupboards, with bedroom 1 positioned at the front of the property and bedroom 2 enjoying an outlook over the established rear garden. Bedroom 3 has a double glazed window to the front. The family bathroom has a modern 'P' shaped bath with fitted shower and shower screen, a wash basin with storage under, enclosed cistern wc, heated towel rail, tiled walls and built-in cupboard housing the 'Valliant' boiler and hot water cylinder.

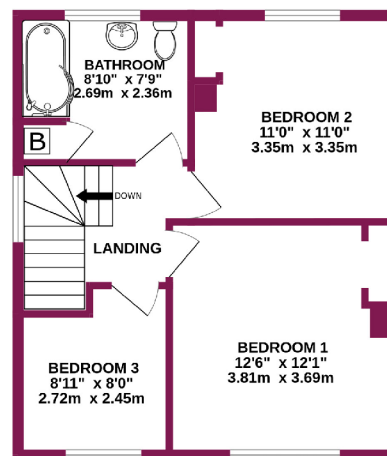
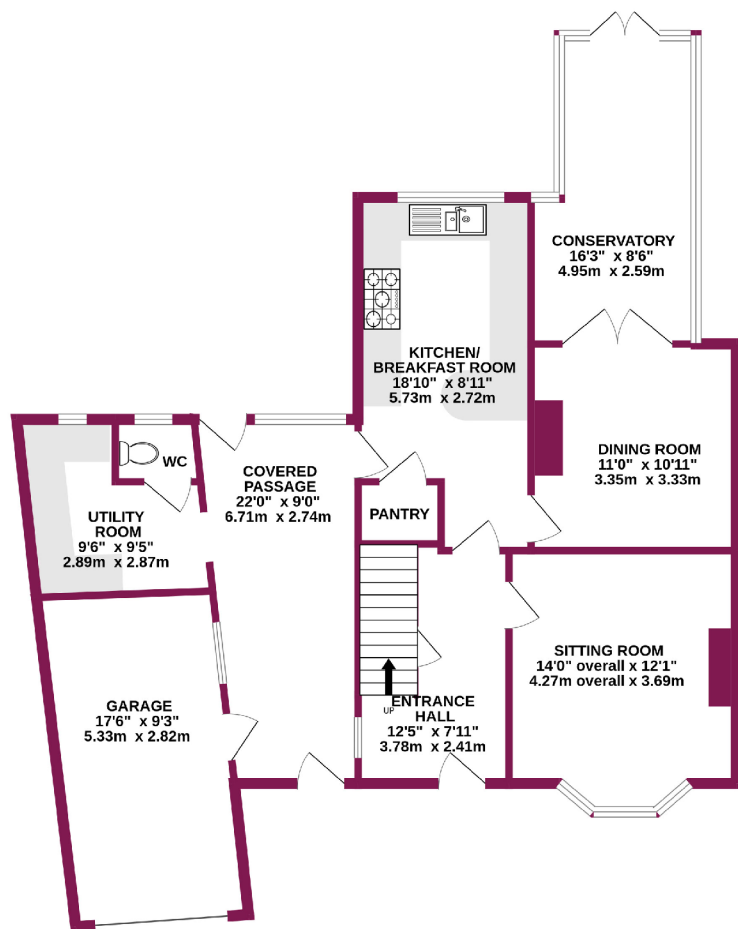
Externally, there is a driveway providing on-site parking leading to a gravel frontage and the garage measuring 17' 6" x 9' 2" with power, light and an up and over door, a window and door to the side which provide access into the covered passage which has a door to the front, door and window to the rear providing access into the garden, a door to the kitchen/ breakfast room and a doorway to the utility room (positioned behind the garage) which incorporates a ground floor wc.

The rear garden is a real feature of this home with a generous lawn, patio, mature trees and shrubs, pond, vegetable patches, greenhouse and timber storage shed.



GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.8 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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Coastguards
Estate Agency

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk

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