



22 Robins Drive | Bognor Regis | PO21 3BL

Guide Price £390,000

Freehold



**hancock**

Lettings & Estate Agents



Robins Drive | Bognor Regis | PO21 3BL  
Guide Price £390,000

- Detached Bungalow
- Private Driveway
- Two Double Bedrooms
- Utility Room
- Close To Beach
- Quiet Cul-De-Sac
- Garden
- Kitchen/Diner
- Family Bathroom
- Close To Amenities

Hancock and Partners are delighted to present this charming two-bedroom detached bungalow, nestled in a peaceful cul-de-sac on Robins Drive, Rose Green.

The property welcomes you with a spacious hallway leading to a bright and airy living room, complete with a feature fireplace. The modern kitchen/diner offers ample storage and integrated appliances, while the adjacent utility room provides added convenience. The family bathroom includes a shower over the bath, and a snug side conservatory creates the perfect space to relax, with the benefit of side access to the property.





what3words ///

flag.choirs.practical



Outside, the bungalow boasts private front and rear gardens, along with a gated driveway offering ample parking for multiple vehicles.

Ideally located, this home provides easy access to a range of local amenities, including a health centre, library, pharmacy, and post office. A regular bus service connects Rose Green to Bognor Regis town centre, where you'll find a wider selection of shops and facilities. The Cathedral City of Chichester is just seven miles away, while the renowned Goodwood motor circuit and racecourse are within ten miles.

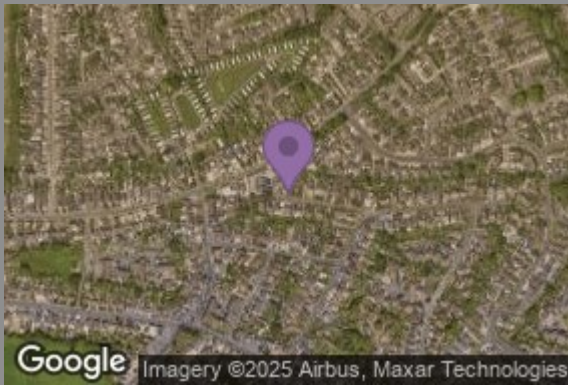
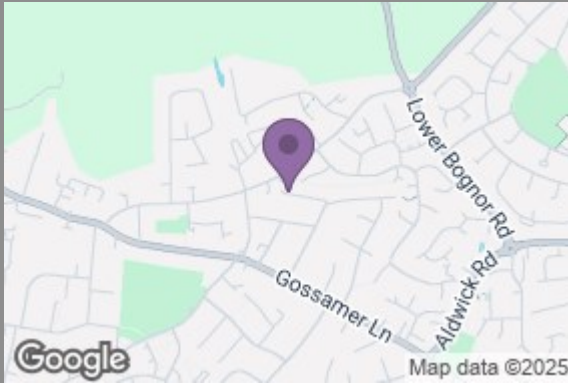
Additional Information :

Tenure : Freehold


Broadband : Up To 50mbps

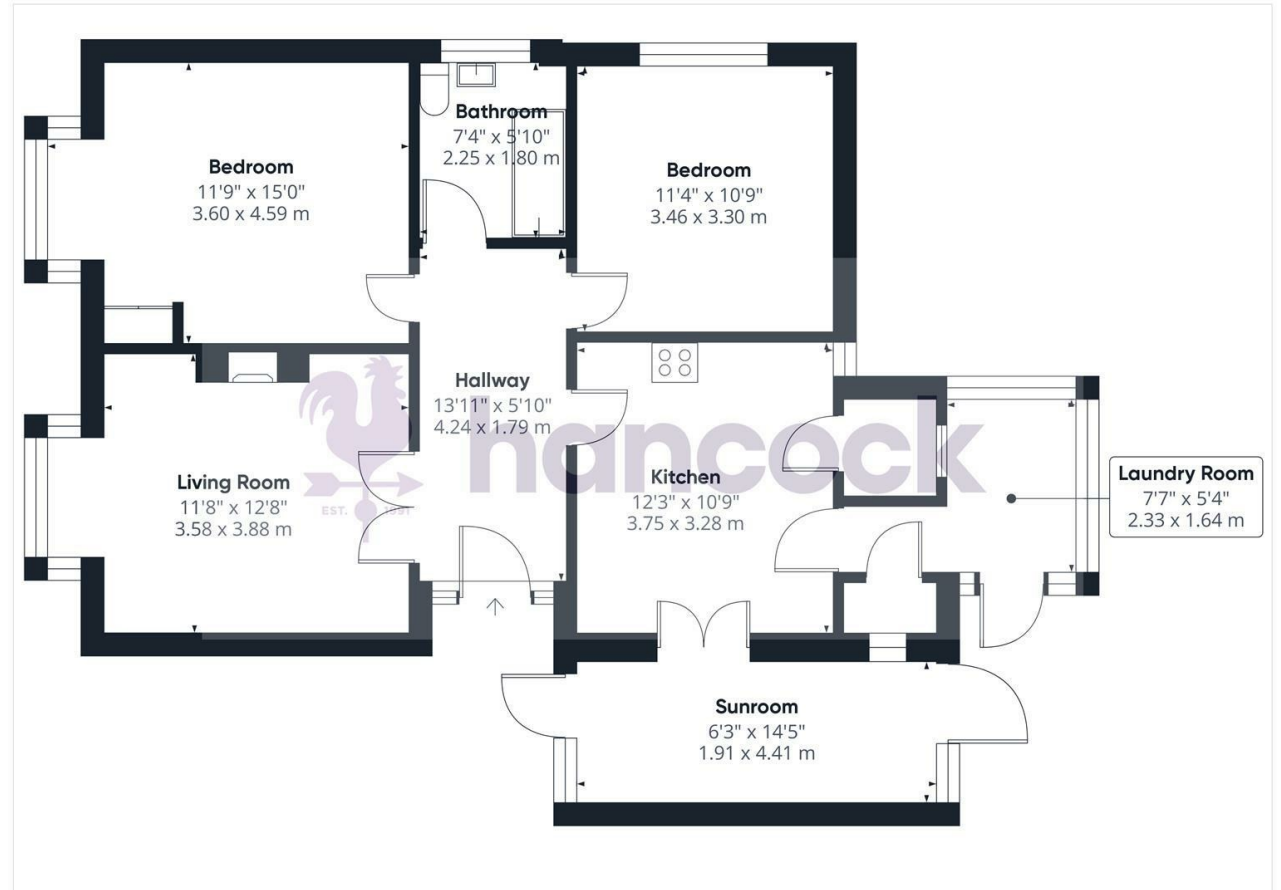
Mobile : EE, Three, O2, Vodafone

Council Band : D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



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