



91 Osborne Way | Bognor Regis | PO21 3FE

Guide Price £275,000

Freehold



hancock

Lettings & Estate Agents

Osborne Way | Bognor Regis | PO21

3FE

Guide Price £275,000

- Mid-Terrace
- Private Rear Garden
- Downstairs W/C
- Walking Distance To Local Amenities
- Council Band C
- Two Allocated Parking Spots
- Two En-Suites
- Close To Schools
- Freehold
- Virtual Tour

Hancock and Partners are delighted to present this charming two-bedroom mid-terrace home, ideally situated on Osborne Way in the heart of Rose Green.

This well-presented property offers a thoughtfully designed layout, perfect for modern living. At the front, the kitchen which provides ample storage and generous worktop space, making it a practical and inviting space for cooking. To the rear, a spacious and versatile reception room provides plenty of room for both relaxation and dining, with the added benefit of storage and a convenient downstairs W/C.

Upstairs, both double bedrooms boast en-suite facilities, offering privacy and comfort. The master bedroom features a walk-in shower, while the second bedroom benefits from a full-size bath, catering to a variety of family needs.



what3words ///

helped.struts.papers



The private rear garden, accessible from the lounge, is a delightful mix of patio and lawn, perfect for outdoor entertaining or quiet relaxation. Additionally, rear access provides extra convenience. The property also benefits from two off-street parking spaces.

Location:

Nestled in the sought-after area of Rose Green, Pagham, this home enjoys a welcoming village atmosphere with a range of local amenities, including shops, schools, and essential services. Bognor Regis is just a short distance away, providing further shopping and transport links. Nature lovers will appreciate the nearby Pagham Harbour Nature Reserve, offering scenic coastal walks and abundant wildlife.

This fantastic home is ideal for families, professionals, or those seeking a peaceful yet well-connected location by the coast.

Additional Information :

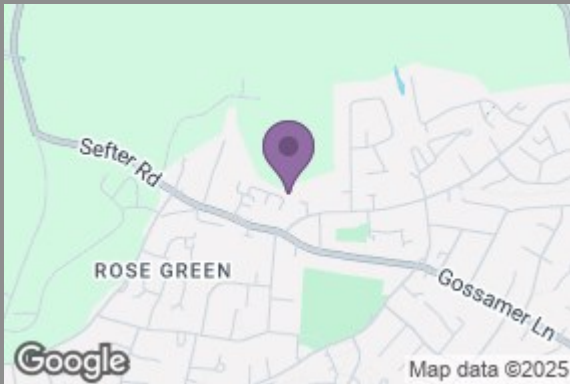
Tenure : Freehold

Council Band : C

Broadband : Up To 1800mbps

Mobile Coverage : EE, Three, O2, Vodafone



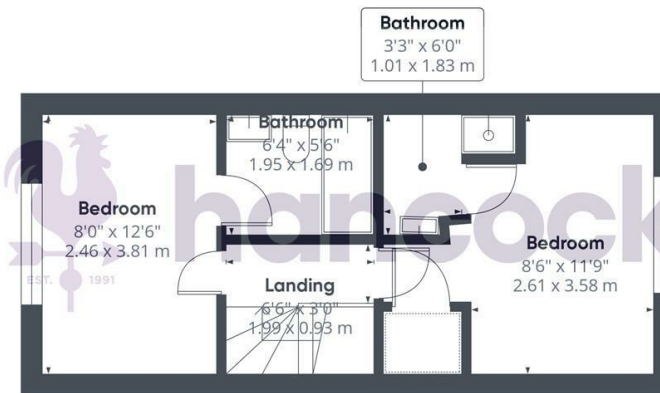


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



hancock
Lettings & Estate Agents

5 Northgate
Chichester
West Sussex
PO19 1BA
01243 531155

sales@hancockpartners.co.uk
www.hancockpartners.co.uk