

**4**  
**JUST BUNGALOWS**



**47 Elizabeth Close**

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

**Offers Over £300,000**

**FREEHOLD**

# 47 Elizabeth Close

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

HU330 - 01/24



## Features

- 2 Bedroom Semi-detached Bungalow
- Cul-De-Sac Position
- Potential For Loft Conversion
- NO ONWARD CHAIN
- 871 Sq Ft / 81.0 Sq M

Offered For Sale with no onward chain, this two bedroom semi-detached bungalow is situated in a cul-de-sac setting close to amenities. The property provides a warm, cottage feel and boasts a delightful established Southerly rear garden. The accommodation comprises in brief central hallway, kitchen, utility room with rear storage room, living room, two bedrooms and shower room, along with a large loft space.

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 generous storm porch protects the double glazed front door with flank natural light double glazed window, which opens into an impressive, welcoming entrance hall with built-in storage cupboard and oversize hatch to the large loft space with fitted ladder, which lends itself enormous scope to convert (subject to the necessary consents). Doors lead from the hallway to the two bedrooms, living room and shower room, while a doorway leads to the side into the kitchen.

The kitchen boasts a comprehensive range of fitted units and work surfaces along with an integrated electric hob with splash, hood over and oven under, space and plumbing for a washing machine and space for a free standing fridge/freezer. A double glazed door and double glazed window to the side lead out to a useful side utility room with tiled flooring which provides access to the front on to the driveway and also has a door to the rear which leads through into another useful storage room with fitted cupboards and shelves, which provides access into the rear garden.

The dual aspect living room is positioned at the rear and is of a good size measuring 17' 10 x 13' 10 with feature fireplace, a double glazed window to the side and double glazed patio doors to the rear providing access into the Southerly rear garden.

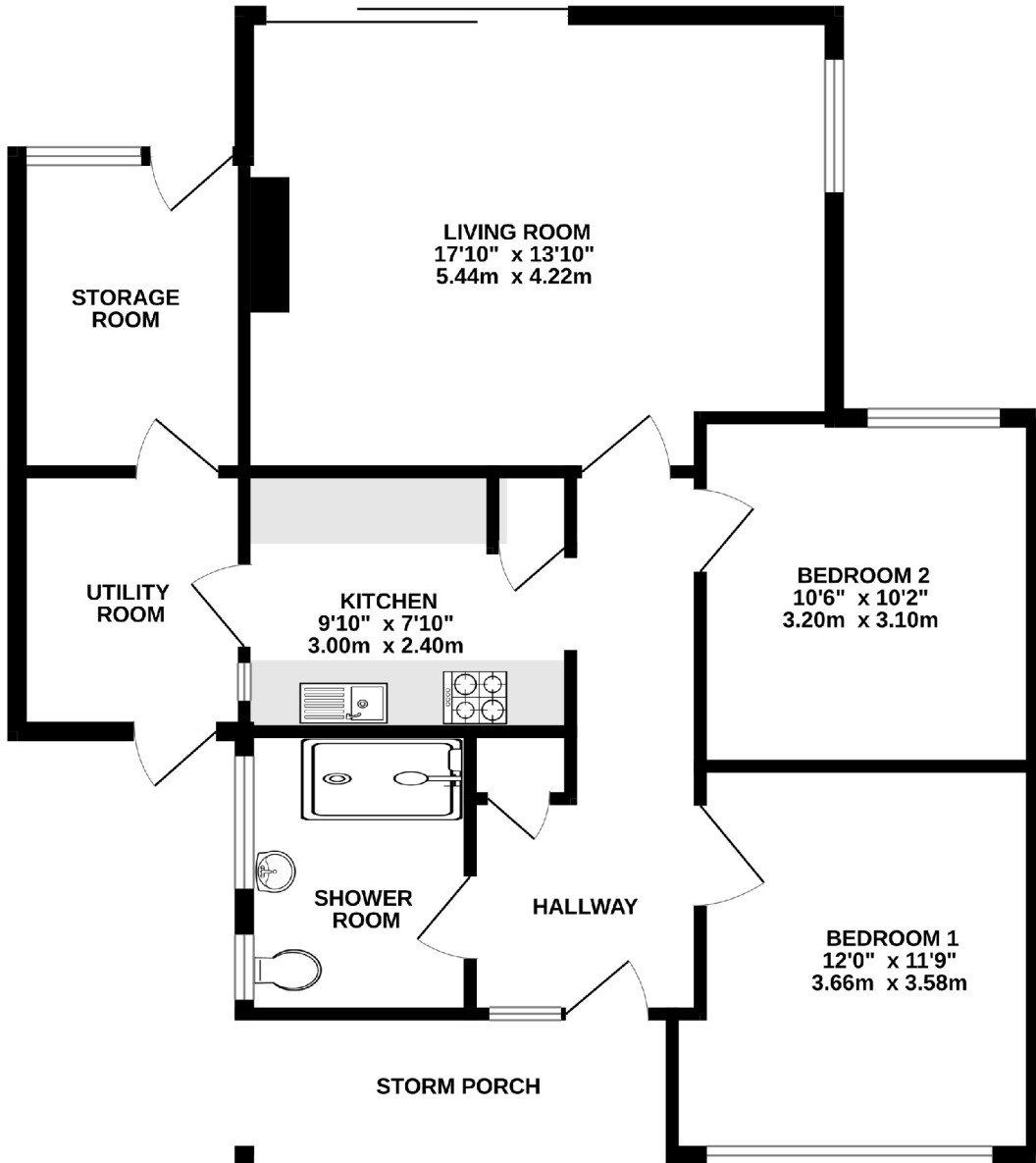
Bedroom 1 is a front aspect room while Bedroom 2 is rear facing. In addition, the accommodation offers a generous modern shower room with two double glazed windows to the side, an oversize shallow shower tray with fitted shower and screen, wash basin inset into a surround with storage under and adjacent enclosed cistern w.c.

Externally the property has a driveway at the front providing on-site parking and an established well stocked front garden with central lawn. The delightful Southerly rear garden is a real feature with lawn, an array of established, plants, shrubs and trees along with a sun terrace/patio accessed from the living room.

**EPC Rating: D (63)      Council Tax: Band C (£1,860.80 p.a. Arun District Council / Aldwick 2023 - 2024)**



**GROUND FLOOR**  
871 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 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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