



18 Leonora Drive | Rose Green | Bognor Regis | West Sussex | PO21 3NW

Price **£375,000** | Freehold

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JUST BUNGALOWS

18 Leonora Drive

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

- **Extended Detached Single Storey Residence**
- **Corner Plot Position In Favoured Residential Location**
- **2 Bedrooms & 2 Reception Rooms**
- **Established Secluded Westerly Rear Garden**
- **904 Sq Ft / 84.0 Sq M**

Occupying a corner plot position, within a favoured residential location, this detached bungalow comprises an entrance hall, kitchen, living room with highly versatile adjoining second reception/office/hobbies room/bedroom 3, two further bedrooms and bathroom. The property also offers double glazing, electric heating (gas connected to the property with gas meter), driveway, garage and established westerly secluded garden.

A storm porch protects the double glazed front door with natural light obscure double glazed flank panel, which opens into the entrance hall with exposed woodblock flooring and an access hatch to the loft space. Doors from the hallway lead to the kitchen, living room, bedrooms 1, 2 and the bathroom.

The kitchen offers a comprehensive range of fitted units and roll edge work surfaces with a 1 1/2 bowl single drainer sink unit, hood over space for cooker, space and plumbing for a washing machine, space for a free standing fridge/freezer, tiled flooring, built-in cupboard housing the hot water cylinder and double glazed window and door to the rear, leading out to a covered sitting area.

The living room is a good size room measuring 19' 6" x 12' 2" with a double glazed window to the front, high level double glazed window to the side, electric storage heater, original fireplace and fitted carpet. Double glazed patio doors lead to the rear into a highly versatile adjoining room, which lends itself to a variety of uses, such as home office/hobbies room, dining room or third bedroom, with fitted carpet, high level double glazed window to the side, double glazed patio doors to the rear and a double glazed door to the side leading out to the covered sitting area.

Bedroom 1 has a double glazed window to the front, electric storage heater and fitted wardrobe. Bedroom 2 has a double glazed window to the rear and electric storage heater.

The bathroom has an obscure double glazed window to the side and original suite of bath with shower over, pedestal wash basin, low level wc, tiled splash-back surround, heated towel rail and electric wall mounted heater.

Externally, there is on-site parking at the front of the property, along with a prefabricated detached garage measuring 27' 4" x 9' 10". The gardens wrap around the property and are well stocked with mature plants and shrubs. The westerly rear garden is laid to lawn with mature foliage and trees providing screening from neighbouring properties, along with a covered seating area, green house, timber storage shed and additional patio/hard-stand at the side.

Current EPC Rating: E (46)

Council Tax: Band D £2,304.48 p.a. (Arun District Council/Aldwick 2025-2026)

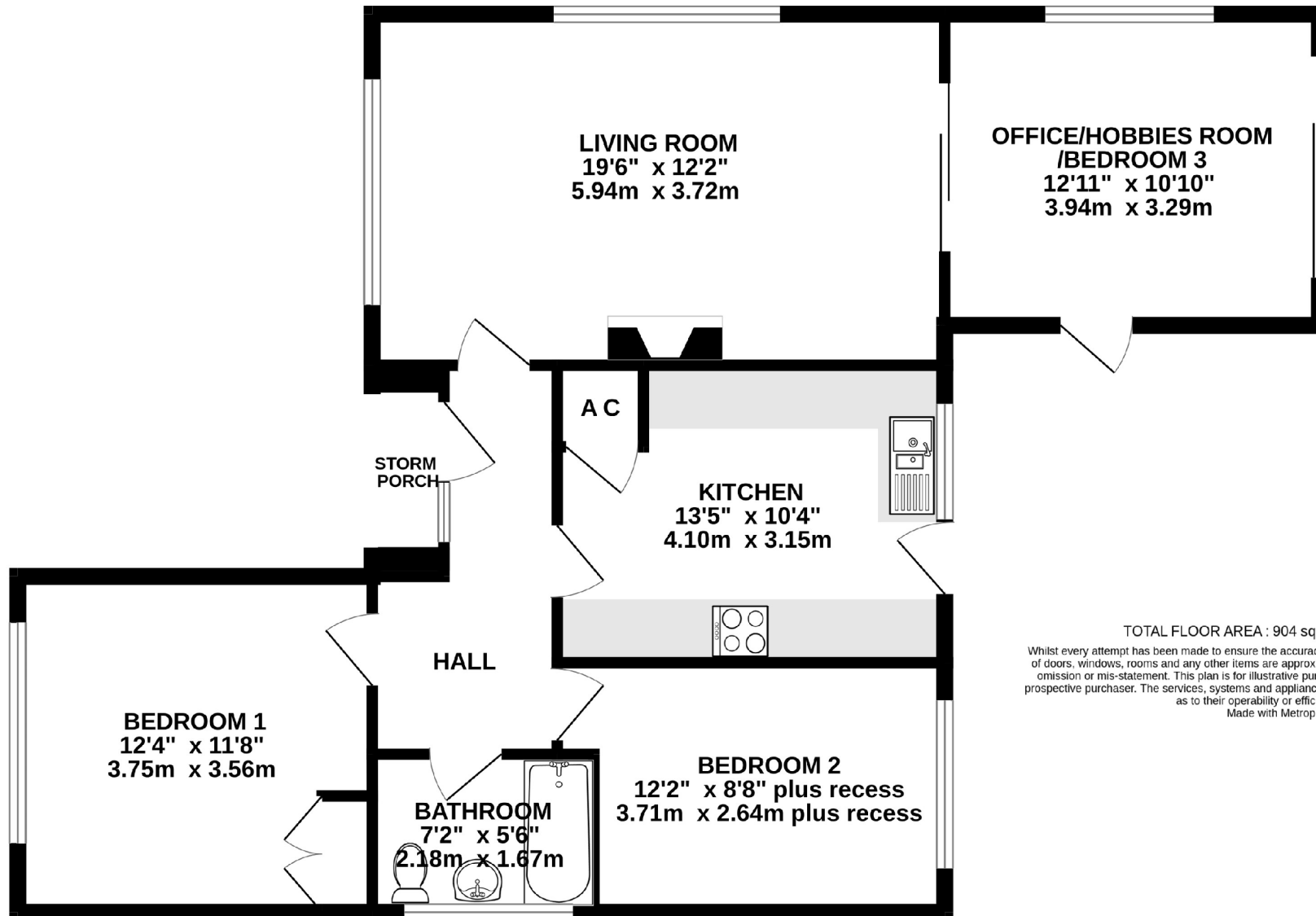




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GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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