



15 Elizabeth Avenue | Rose Green | Bognor Regis | West Sussex | PO21 3EL

Price **£350,000** | Freehold

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JUST BUNGALOWS

15 Elizabeth Avenue

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

- Favoured Residential Location
- 2 Bedroom Semi-Detached Bungalow
- Much Improved Throughout
- Open Plan Living Space
- En Suite Facility to Bedroom 1
- Utility Room
- Double Glazing & Gas Heating (radiators)
- Conservatory/Dining Room
- Generous Rear Garden
- On-Site Parking & Oversize Garage
- NO ONWARD CHAIN
- 998 Sq Ft / 92.7 Sq M (Incl. Garage)

Tucked away at the far end of a sought after residential avenue on the outskirts of Bognor Regis, this incredibly deceptive semi-detached bungalow has been much improved throughout recent years to provide well proportioned living space with an open plan feel and modern fitments. The accommodation in brief comprises: entrance porch, open plan living room with open plan kitchen and conservatory/dining room at the rear, along with a generous principal bedroom with en suite facility, additional guest bedroom, utility room and modern shower room.

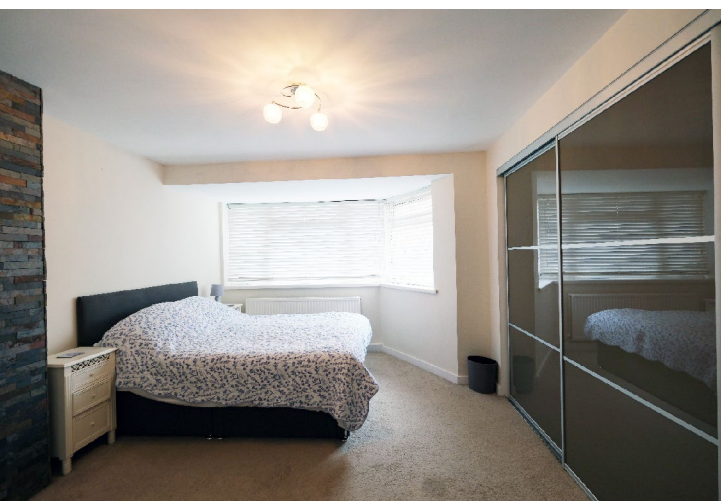
The property also offers double glazing, a gas heating system via radiators and modern combination boiler, on-site parking, an oversize detached garage and generous rear garden.

An outer double glazed door leads into the entrance porch with window to the front and useful storage cupboard to the side. An inner glazed door with flank window leads through into a welcoming open plan reception hall with exposed polished wood effect flooring and useful built-in mirror fronted full height shoe store and doors to the two bedrooms and shower room.

The hallway flows through to the open plan living room with a window to the rear and inset surround sound ceiling speakers and down-lighting. The comprehensively fitted kitchen is also open plan to the living room and provides a range of fitted units and quartz work surfaces with an integrated 5 burner gas hob with hood over and double oven/grill under, integrated full size larder fridge and full size dishwasher. A walkway to the rear leads through to the adjoining conservatory which is currently utilised as a dining room which in-turn provides access to the rear garden via French doors to the side.

Bedroom 1 is positioned at the front of the property and has a feature bay window, built-in wardrobes and bespoke shelving/storage along with a door to a modern en suite facility with feature jacuzzi/spa bath and circular bowl table top wash basin and heated towel rail. Bedroom 2 has a fitted wardrobe/storage cupboard, small cupboard housing the electric consumer unit and electric meter, an access hatch to the loft space and a glazed door to the rear into the adjoining utility room with fitted unit and work surface, space and plumbing for a washing machine and further free-standing appliance, natural light skylight and double glazed door with flank window to the rear. In addition there is a modern shower room with two windows to the side, shower enclosure with fitted shower unit and extractor over, shaped wash basin with storage under and adjacent enclosed cistern w.c along with a heated towel rail and mirror fronted shelved cupboard housing the gas combination boiler.





Externally, there is on-site parking at the front via the block paved forecourt which leads to the detached oversize garage/workshop. A gate between the garage and the main dwelling leads through to the good size established rear garden which offers generous paved patio/sun terraces, main central lawn with well stocked mature borders, external courtesy lighting and a good size gazebo for outdoor entertaining.

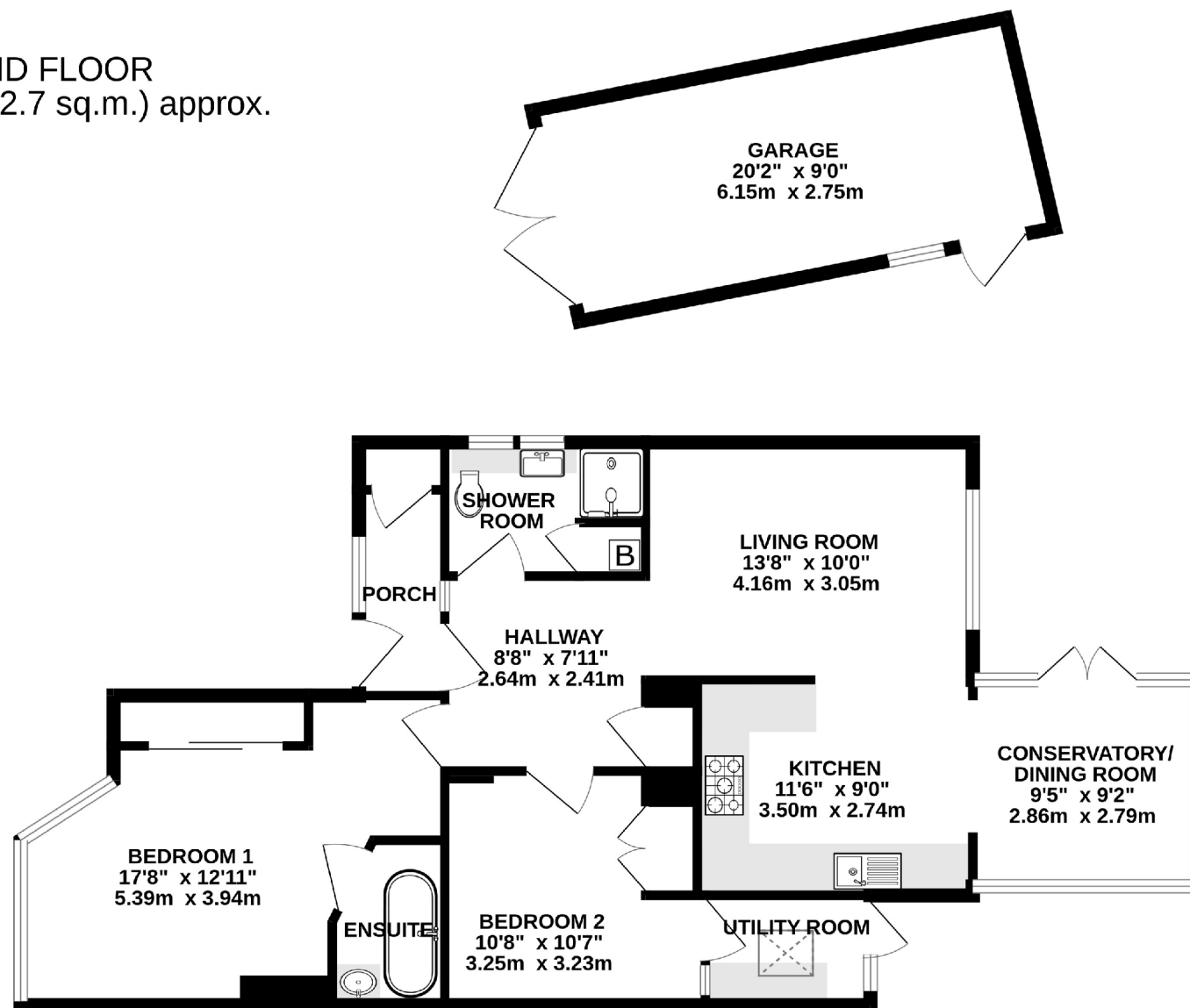
Current EPC Rating: D (56)

Council Tax: Band C £2,048.42 p.a. (Arun District Council / Aldwick 2025 - 2026)

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GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.