



3 Greenlea Avenue | Rose Green | Bognor Regis | West Sussex | PO21 3LH

Price £395,000 | Freehold

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JUST BUNGALOWS

3 Greenlea Avenue

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

- Superbly Presented Semi-detached Bungalow
- 2 Bedrooms & 2 Reception Rooms
- Popular Residential Location
- Double Glazing & Gas Heating System (Radiators)
- Sitting Room With Log Burner
- On-Site Parking & Garage
- Westerly Rear Garden
- 879 Sq Ft / 81.6 Sq M (incl. garage)

This delightful semi-detached bungalow is situated in a popular residential location and has been lovingly and sympathetically improved throughout recent years to create a charming, ready to move in to home. The accommodation in brief comprises entrance hall with built-in storage cupboard, rear kitchen/breakfast room, sitting room with log burner leading through to a versatile dining/sun room at the rear, two bedrooms and modern bathroom.

The property also offers double glazing, a gas heating system via radiators and combination boiler (refitted circa 2021), on-site parking for several vehicles, a garage with adjoining potting shed/wood-store and an established fully enclosed westerly rear garden.

A covered storm porch protects the recessed double glazed front door which opens into a central entrance hall with exposed LVT flooring, built-in cloaks storage cupboard and large access hatch to the loft space. Replacement internal doors lead to the two bedrooms and bathroom, while part glazed matching doors lead to the living room and kitchen/breakfast room.

The kitchen/breakfast room boasts refurbished original units with a double drainer stainless steel sink unit with mixer tap and integrated 4 ring Induction hob with oven under, space for a free standing fridge/freezer, space and plumbing for a washing machine and modern 'Veissmann' gas combination boiler (fitted circa 2021), along with space for a breakfast table and chairs, LVT flooring and large double glazed window and double glazed door to the rear, providing access into the rear garden.

The sitting room has a feature wood burning stove recessed into the chimney breast with solid wooden mantel over, a range of bespoke fitted storage units and shelving into the recess either side of the chimney breast, fitted carpet and bespoke French doors with matching flank glazed panelling to the rear, providing access into a delightful versatile dining/sun room with natural light skylight, double glazed windows to the side and rear, LVT flooring and a double glazed door to the side providing access into the rear garden.

Bedroom 1 is a good size double room positioned at the front of the property with a large front aspect double glazed window, fitted carpet and generous built-in sliding double wardrobe. Bedroom 2 is also a front aspect room with a double glazed window and fitted carpet.

The bathroom provides a white suite of bath with Antique style mixer tap with matching dual shower unit over and fitted shower screen, enclosed cistern wc, wash basin with storage unit under, tiled splash-backs, ladder style heated towel rail, LVT flooring, extractor and a double glazed window to the side.

Externally, there is on-site parking for several vehicles in front of the garage which has an up and over door to the front, power, light, window at the rear and personal door to the side. Adjoining the garage is a potting shed/wood store. The westerly rear garden has a paved sun terrace, shaped lawn with well stocked borders, and gate between the property and garage leading out to the front.



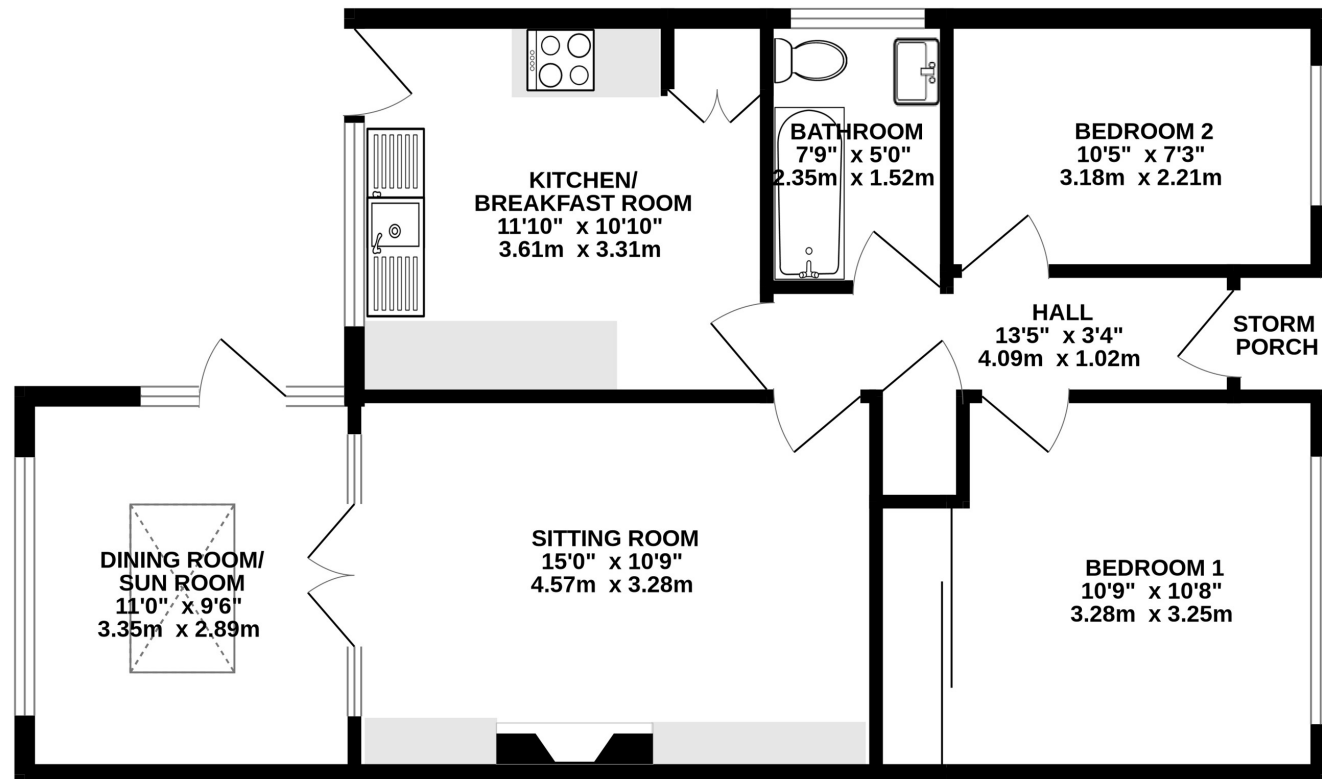
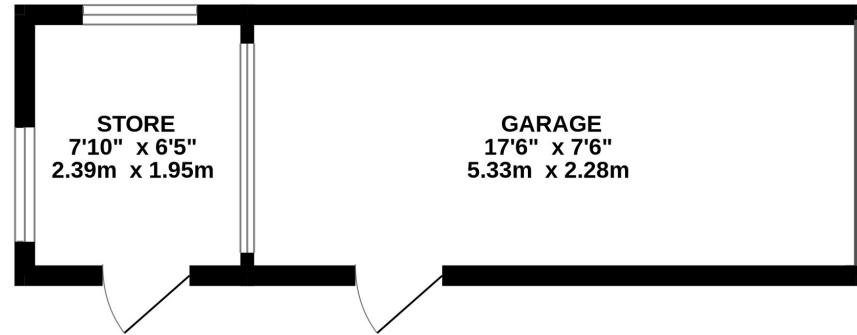


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TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

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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Current EPC Rating: D (66)

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

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.