



44 Elizabeth Close | Rose Green | Bognor Regis | West Sussex | PO21 3EN

Price **£335,000** | Freehold

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JUST BUNGALOWS

44 Elizabeth Close

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

- Character Semi-Detached Bungalow
- Cul-de-Sac Setting Close to Amenities
- Well Proportioned Accommodation
- 2 Bedrooms, Kitchen, Utility Room, Living/Dining Room & Shower Room
- Double Glazing & Electric Heating
- On-Site Parking via Block Paved Driveway
- Southerly Enclosed Rear Garden
- 795.2 Sq Ft / 73.9 Sq M

This semi-detached older style bungalow is situated in a small cul-de-sac, within a popular residential setting close to amenities within Rose Green. The accommodation comprises entrance porch, central hallway, bay fronted living/dining room, kitchen with adjoining utility room, two bedrooms and a shower room. The property also offers double glazing, electric heating, generous driveway and an enclosed Southerly rear garden.

An outer double glazed front door leads into a generous double glazed porch at the front with cloaks hanging space and courtesy lighting. An inner glazed door with natural light flank window opens into a central entrance hall with doors to the living/dining room, kitchen, two bedrooms and shower room.

The kitchen has a range of base, drawer and wall mounted units, fitted roll edge work surfaces, inset 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, tiled splash-backs, space for an electric cooker with hood over, integrated concealed dishwasher and space for an under counter fridge, along with tiled flooring with underfloor heating, a generous open plan serving hatch through to the living/dining room and an access hatch to the boarded loft space which houses the hot water tank. (All white goods included)

A door to the rear with flank window from the kitchen leads to the adjoining utility room with further fitted work surfaces, under counter base units, space and plumbing for a washing machine and space for a free standing fridge freezer, tiled flooring and double glazed door to the rear, leading out to the rear garden.

The living/dining room is a good size with a feature double glazed bay window to the front, a further double glazed window to the side and modern electric heater.

Bedroom 1 has a double glazed window to the rear and electric heater. Bedroom 2 also has a double glazed window to the rear, electric heater and is currently utilised as a study/hobbies room. In addition, there is a shower room with shower enclosure with fitted shower, pedestal wash hand basin, enclosed cistern wc, tiled flooring with under floor heating, tiled splash-backs, wall mounted electric heater and high level double glazed window to the side.

Externally, the property has a generous block paved driveway providing on-site parking with an area laid to slate chippings for ease of maintenance with a central established bed and border. A gate leads to a side passage, which in-turn leads into the fully enclosed Southerly rear garden which has a central lawn with pathway border, generous timber shed and fruit trees.



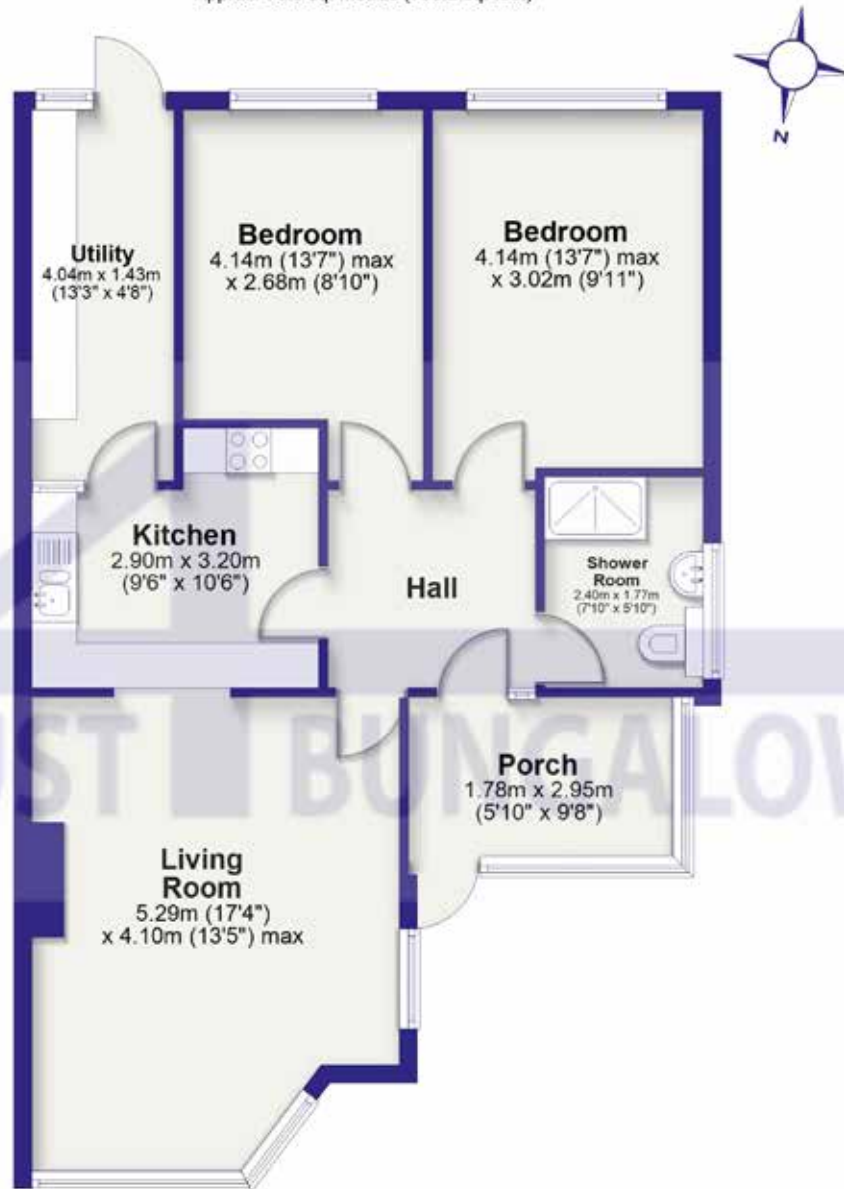


83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
www.just4bungalows.co.uk

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Ground Floor

Approx. 73.9 sq. metres (795.2 sq. feet)



Total area: approx. 73.9 sq. metres (795.2 sq. feet)

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Current EPC Rating: E (40)

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