



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

Offers Over **£600,000** | Freehold

4
JUST BUNGALOWS

15 Leonora Drive

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

- **Rare Opportunity To Acquire Two Homes In One**
- **Two Bedroom Semi-detached Bungalow**
- **Additional Two Bedroom Detached Home Lodge**
- **Popular Residential Location**
- **1517 sq ft / 140.9 sq m in total**

An incredibly rare opportunity for anyone wishing to co-habit to acquire a delightful two bedroom semi-detached bungalow with an additional detached bespoke two bedroom self contained 'Home Lodge' situated in a popular residential location. The properties occupy a larger than average plot which has been incredibly well laid out to provide two homes in one whilst still retaining a delightful garden with both homes benefiting from sun terraces along with a bespoke home office/studio.

The original semi-detached bungalow has been tastefully updated with modern fittings and provides well proportioned, light and airy accommodation. The front door opens into a central hallway with wood effect flooring, built-in cloaks storage cupboard and access hatch to the loft space.

The living room is positioned at the rear with wood effect flooring, feature gas stove/burner recessed into the chimney breast with solid wood mantel and feature hearth and double glazed French doors providing access on to a delightful paved sun terrace.

The kitchen is also at the rear and has been tastefully re-fitted with a comprehensive range of units and work surfaces and boasts a dual fuel 'Range' style cooker, integrated concealed dish washer and fridge/freezer along with washing machine, wood effect flooring and double glazed window to the side. From the kitchen to the rear there is an open plan dining/breakfasting room with double glazed door to the side and large double glazed window to the rear enjoying a pleasant outlook into the rear garden.

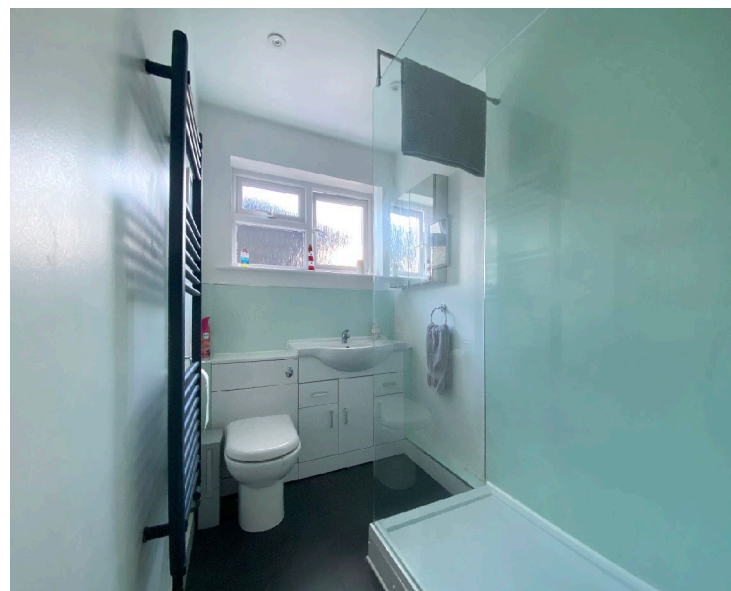
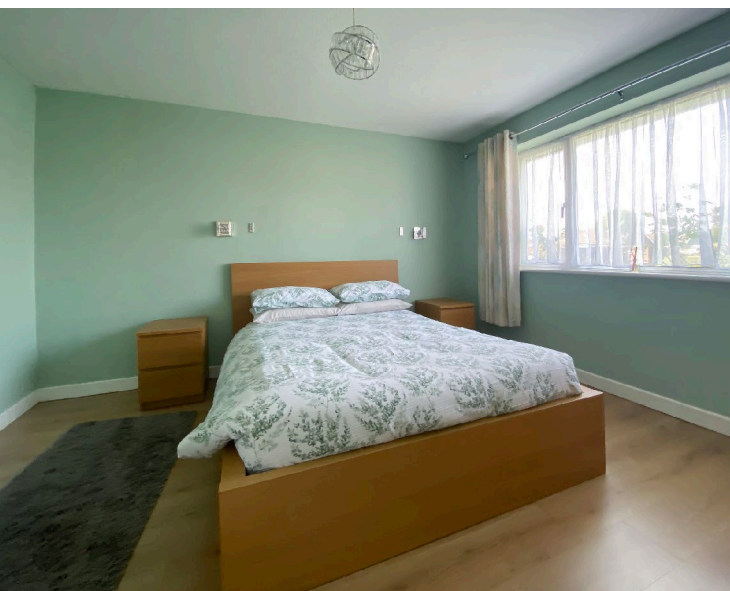
The two bedrooms are positioned at the front of the property with bedroom 1 being a good size double with wardrobe recess, with both rooms providing wood effect flooring.

In addition, there is a modern shower room with white suite comprising over size shower enclosure with glazed screen and fitted dual shower, shaped wash basin with storage under, an enclosed cistern w.c., along with modern ladder style heated towel rail and an obscure double glazed window to the side.

The property also offers a gas heating system via modern boiler and radiators.

Externally both dwellings benefit from the use of the delightful well tended lawned garden with an array of established shrubs and well stocked borders and a delightful paved terrace, which is in front of the Home Lodge, with feature covered pergola, highly versatile insulated studio/home office/hobbies room with power and light, along with further storage sheds. A gate leads to the front of the property where there is a double width block paved forecourt/driveway and an open plan lawned frontage.





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

4
JUST BUNGALOWS

Bespoke Home Lodge

Constructed on-site to a specific design circa 2020/2021 the detached Home Lodge is an eye opening addition to this incredibly rare property. The front door with rain canopy over leads into a superb open plan dual aspect living/dining/kitchen positioned at the front measuring 19' 6 x 19' overall, with 10' vaulted ceiling height. With two side aspect double glazed windows, a double glazed window to the front and two double glazed feature sky lights, this room provides an impressive light and airy feeling of space with a modern open plan fully fitted kitchen with integrated appliances.

A doorway leads to the rear into a central hallway where pocket doors lead to the utility room and bedroom 2, while further doors lead into the master bedroom suite at the rear and second shower room. The utility room has a double glazed window to the side, fitted units and work surfaces and space and plumbing for a washing machine and dryer.

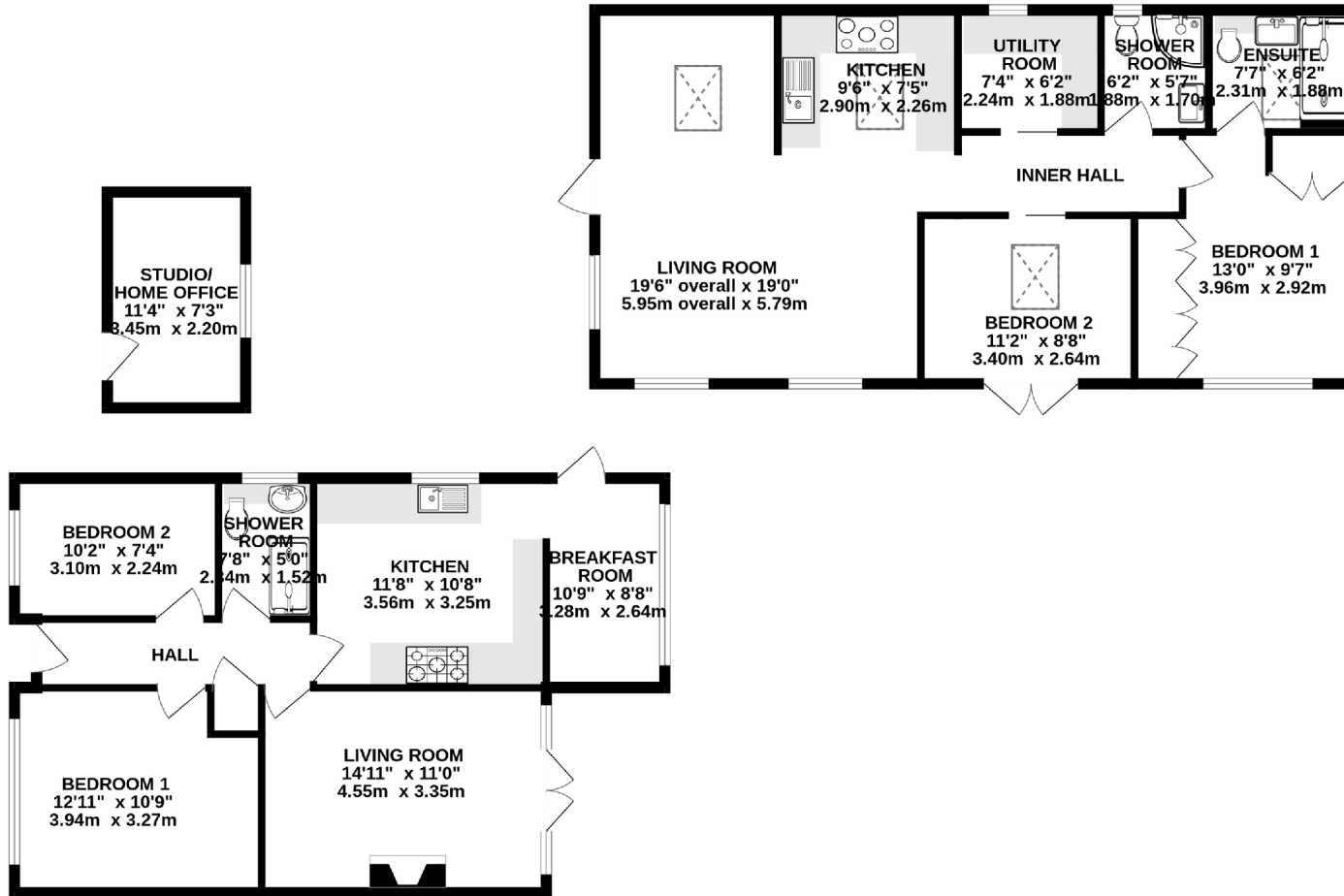
Bedroom 1 is positioned at the rear with a side aspect double glazed window providing a pleasant outlook into the garden, an array of fitted wardrobes and storage cupboards and door providing access into the adjoining en-suite shower room with oversize shower enclosure with electric shower, modern wash basin with storage under, enclosed cistern w.c. wall mounted mirror fronted storage units and natural light double glazed skylight window.

Bedroom 2 is currently utilised as a second sitting room and provides access to the garden via double glazed French doors to the side along with a natural light electrically operated double glazed skylight with rain sensor. Positioned opposite bedroom 2 there is a second shower room with modern suite of corner shower cubicle with electric shower, wash basin with storage under, close couple w.c. and double glazed window to the side.

The Home Lodge is fully insulated, double glazed and provides modern electric heating, including partial under floor heating.



GROUND FLOOR
1517 sq.ft. (140.9 sq.m.) approx.



EPC RATING BUNGALOW: BAND C (73) EPC RATING HOME LODGE: BAND D (57)

COUNCIL TAX BAND: C - £1871.85 (Arun District Council 2023 - 2024)

TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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.

Made with Metropix ©2023

