



## Hazel Grove, Rose Green, Bognor Regis, PO21 3DT

- Three-bedroom detached chalet bungalow in sought-after Rose Green, Aldwick
- Spacious kitchen with potential for Modernisation
- Versatile dining room that can be used as a third bedroom
- Bright living area with a welcoming atmosphere

## GUIDE PRICE OF £350,000

- Two generous double bedrooms with built-in storage
- Family bathroom and additional ground floor shower room
- Private rear garden ideal for relaxation or entertaining
- Garage with power plus driveway parking for two cars





This charming first-floor apartment on Albert Road in Bognor Regis offers a comfortable and well-maintained living space, perfect for modern living. The property features two spacious double bedrooms, each providing ample space for free-standing bedroom furniture. The second bedroom is generously proportioned, allowing for a king-size bed, bedside tables, and additional storage units. The master bedroom is equally spacious but includes built-in wardrobes, offering ample storage while still leaving plenty of room for a double bed and other furnishings.

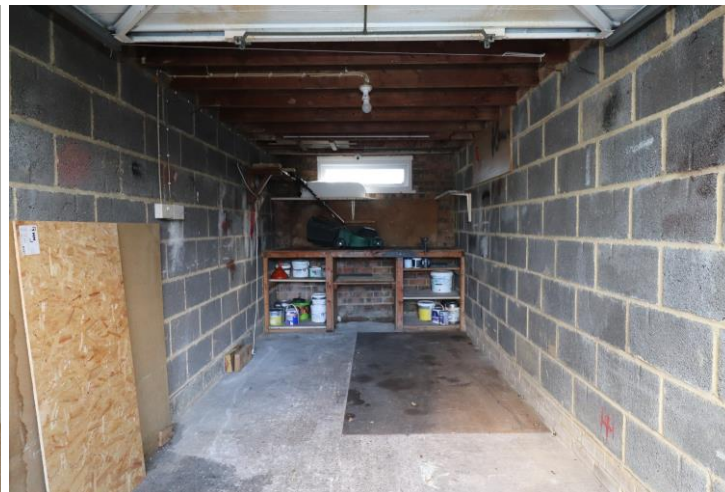
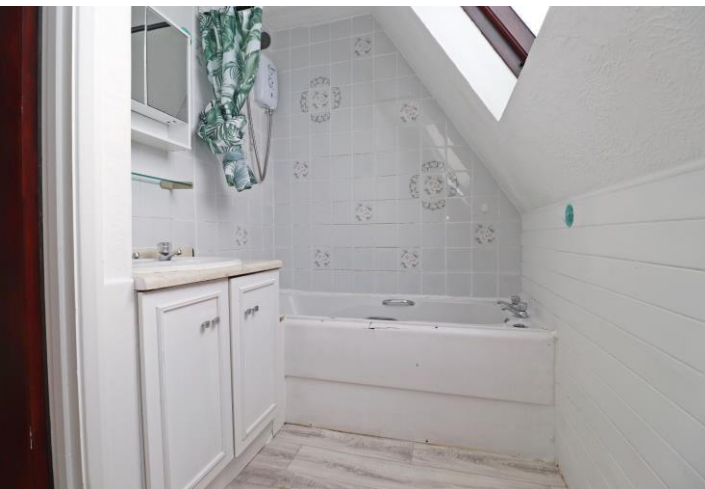
The large entrance hallway adds to the spacious feel of the apartment and provides an inviting entryway.

The apartment's modern fitted kitchen is separate from the living areas, offering a practical and stylish space for cooking and entertaining. This kitchen leads to a porch area, which provides convenient access to the outside space.

The highlight of the living areas is the expansive 19ft living room, which offers abundant space for a variety of furniture arrangements. There is plenty of room to accommodate a large sofa set, coffee tables, and entertainment units, as well as a dining table that can comfortably seat six, making it an ideal space for both relaxation and hosting gatherings. The family bathroom is well-appointed with both a bath and a shower overhead, catering to all your needs and enhancing the convenience of daily living. The property is in good condition throughout, ensuring a move-in-ready experience for the new owners.



Outside, the rear sun terrace off the kitchen offers a delightful outdoor space for enjoying the fresh sea air, with stairs leading down to a rear exit for added convenience. Situated just a few steps from the seafront, this apartment boasts an exceptional location. Residents will appreciate the convenience of being within walking distance to a variety of local shops and eateries, as well as the Bognor Regis train station.



## Accommodation

### GROUND FLOOR

#### **HALLWAY**

2'11" x 9'2" (0.91m x 2.80m)

#### **LIVING ROOM**

18'0" x 20'0" (5.50m x 6.11m)

#### **KITCHEN**

11'7" x 9'2" (3.54m x 2.81m)

#### **BATHROOM ONE**

8'2" x 4'6" (2.50m x 1.40m)

#### **BEDROOM THREE**

9'5" x 8'3" (2.89m x 2.52m)

### FIRST FLOOR

#### **LANDING**

6'5" x 4'3" (1.98m x 1.30m)

#### **BEDROOM ONE**

14'5" x 12'0" (4.42m x 3.66m)

#### **BEDROOM TWO**

9'6" x 12'0" (2.92m x 3.66m)

#### **BATHROOM TWO**

11'9" x 3'7" (3.60m x 1.10m)

### OUTSIDE

#### **GARAGE**

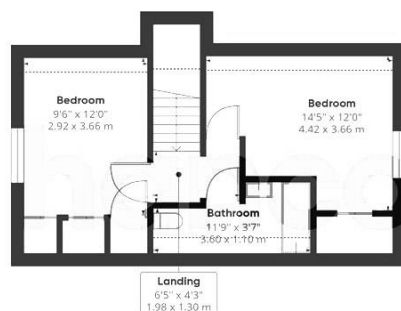
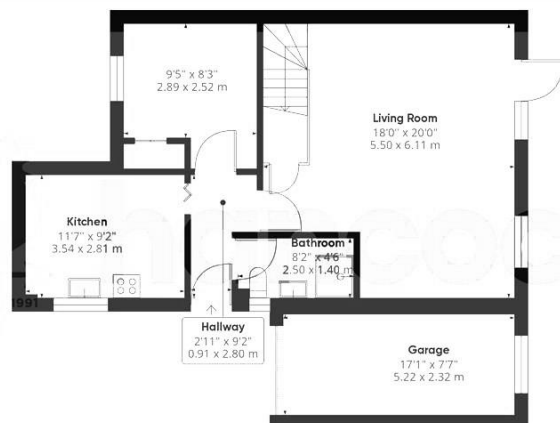
#### **DRIVEWAY**

#### **REAR GARDEN**

Picture this...

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive Into town and really soak up Bognor Regis's vibrant atmosphere by exploring the wide range of bars, restaurants and shops on offer. This town really is known for its entertainment and lifestyle.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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