



Rodney Close, Bognor Regis, PO21 3EB

- Two-bedroom semi-detached bungalow in Sought-after Rose Green location
- In need of modernisation – ideal renovation project
- Spacious living room and well-proportioned layout
- Generous rear garden with excellent extension potential (STPP)

ASKING PRICE OF £300,000

- Close to shops and local amenities
- Flexible accommodation – potential to reconfigure
- Ideal for downsizers, first-time buyers, or investors
- Offered with no forward chain for a smoother purchase



Located in a well-regarded residential area in Rose Green, Bognor Regis, this two bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a property with scope to improve and extend. While the property is in need of modernisation throughout, it provides a blank canvas to create a spacious and contemporary home, tailored to your own taste and lifestyle.

The accommodation includes a bright and airy living room, two bedrooms (a good-sized main bedroom and a second ideal as a guest room, office or dressing room), a separate kitchen, a central wet room, and an entrance hall. The layout is practical and well-balanced, with potential to reconfigure if desired.

One of the key features of this home is its generous rear garden, which offers a wealth of possibilities for extension (subject to the usual planning permissions). Whether you're looking to add additional bedrooms, a large kitchen/diner, or a garden room, the space available here is a rare find and makes this bungalow a standout opportunity in the local market.

To the front, there is on-street parking readily available, and the home is ideally positioned close to a range of local amenities including shops, schools, bus routes, and the seafront just a short drive away.

Offered to the market with no forward chain, this property is perfect for buyers looking for a project, whether you're a downsizer wanting a home to make your own, a first-time buyer seeking a freehold opportunity, or an investor/developer looking to add value.

Early viewing is strongly recommended to appreciate the full potential this property offers.



Accommodation

GROUND FLOOR

ENTRANCE HALL

8'4" x 2'6" (2.53 x 0.76 m)

LIVING ROOM

14'6" x 9'8" (4.42 x 2.95 m)

KITCHEN

8'5" x 8'5" (2.58 x 2.56 m)

BEDROOM ONE

10'6" x 8'11" (3.21 x 2.71 m)

BEDROOM TWO

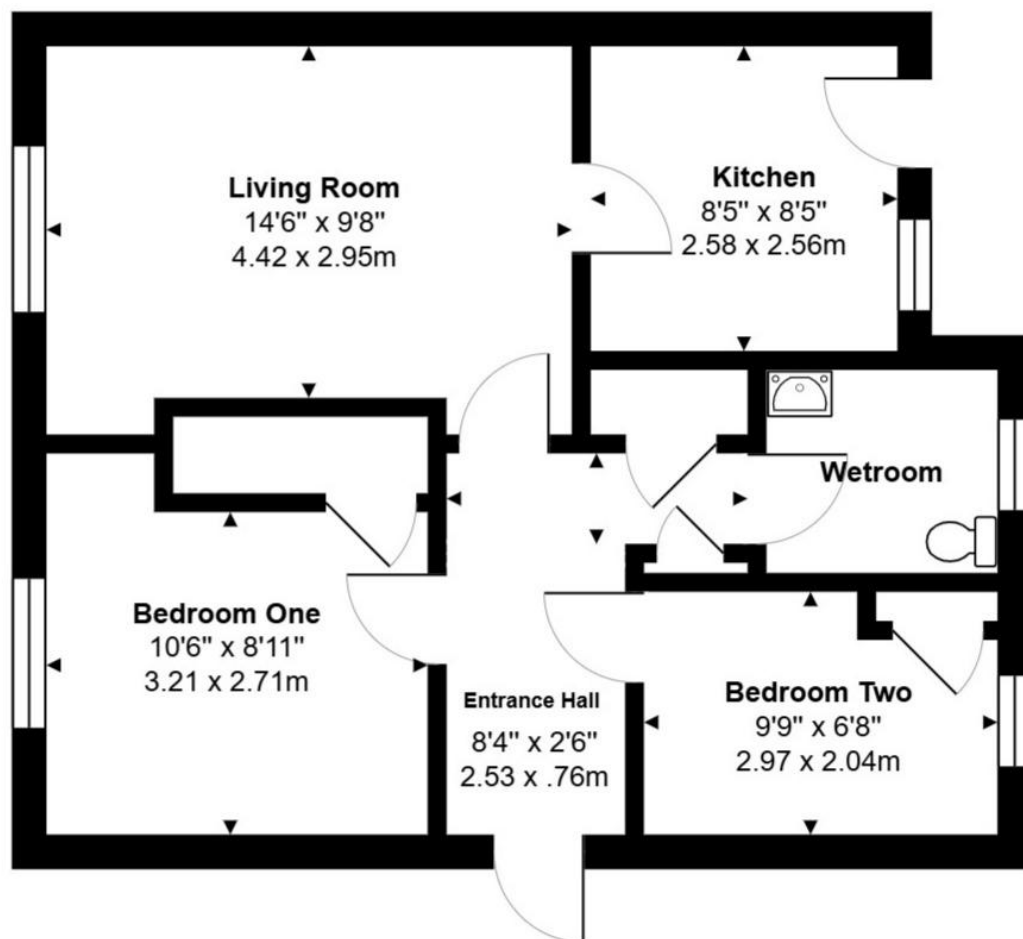
9'9" x 6'8" (2.97 x 2.04 m)

WETROOM

OUTSIDE

REAR GARDEN





Total Area: 546 ft² ... 50.7 m²

Picture this...

Enjoy the peace and quiet of this residential Rose Green location, set within the popular Aldwick area — just a short walk from local shops, cafés, and amenities, with the seafront also within easy reach for a relaxing stroll or an ice cream by the shore.

When you're in the mood for more activity, Bognor Regis town centre is just a short drive away, offering a great mix of shops, bars, restaurants, and leisure facilities. A perfect blend of coastal charm and everyday convenience, all from the comfort of your own bungalow retreat.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	46 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 and 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.

The Old Boat House
Bosham Lane
Bosham
PO18 8HS

www.soloestates.co.uk
01243 624 637
info@soloestates.co.uk

Mon-Fri: 8.30am - 6pm
Sat: 9am - 4pm



SOLOESTATES.CO.UK