



18 Robins Drive, Rose Green

Guide Price £450,000

 **Henry Adams**
estate agents

18 Robins Drive

- Detached Chalet Bungalow
- Kitchen/Dining Room
- 3 Bedrooms
- Cul-de-Sac Location
- No Onward Chain
- Front and Rear Gardens
- Garage
- Ample Off-Street Parking
- Just over a mile from the Beach

A well presented 3 bedroom detached chalet bungalow located in a tranquil cul-de-sac, located in Aldwick/Rose Green and just over a mile from the beach.

The front door to the property opens onto an entrance porch which in turn opens to the main hallway with lovely wooden floor and attractive staircase to the first floor. This leads to all ground floor rooms.

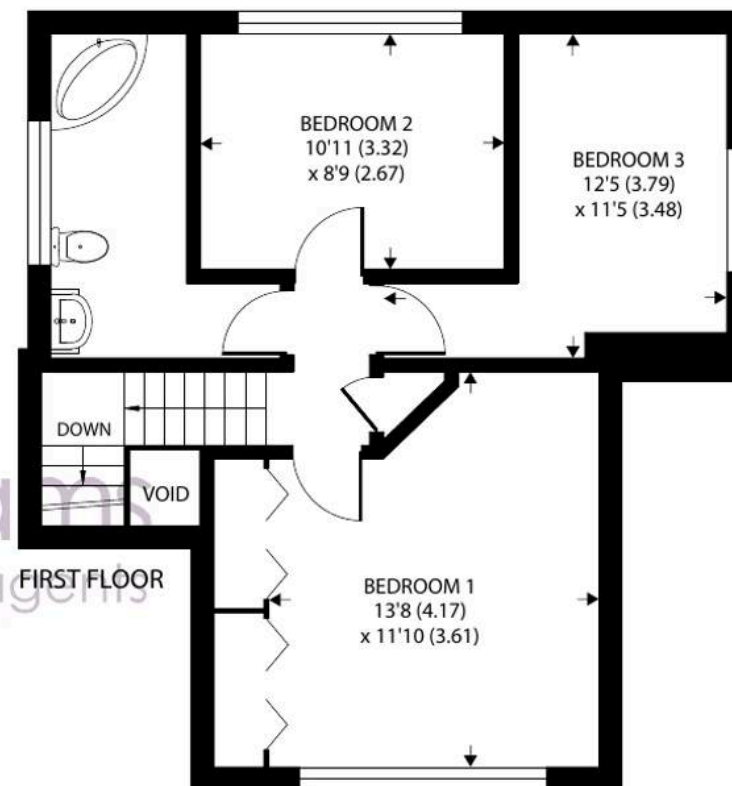
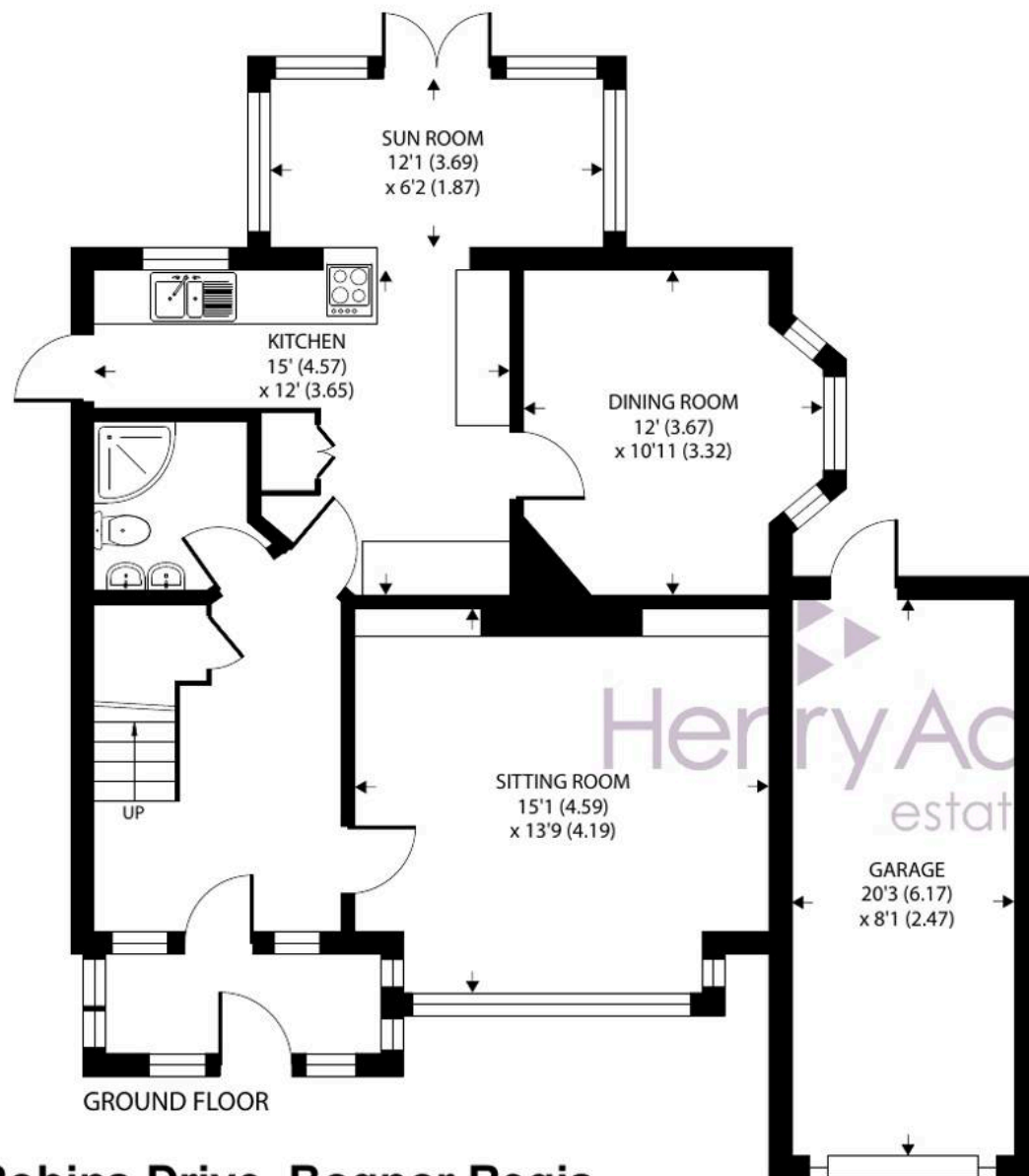
The reception room features a large bay window overlooking the front garden, wooden floors, feature fireplace, coving and picture rail. The kitchen/breakfast room has a range of wall and base units with a door opening to the side of the house. This in turn opens to a solid roof conservatory with French doors to the garden and ample space for a breakfast table. There is also a separate dining room with a triple bay window which could of course be used as a ground floor bedroom if required. Also on the ground floor is a cloakroom/shower room.

Cont









Robins Drive, Bognor Regis

Approximate Area = 1263 sq ft / 117.3 sq m (excludes void)

Garage = 164 sq ft / 15.2 sq m

Total = 1427 sq ft / 132.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Henry Adams. REF: 1344476

On the first floor there are 3 bedrooms, the first with large quadruple casement window and whole wall of built-in wardrobes and feature fireplace. There is also a spacious family bathroom.

The house benefits from a spacious front garden with ample off-street parking and garage, and to the rear is a good size garden with a garden shed.

The property is available with no onward chain and provides a great opportunity to secure a peaceful and well-maintained residence in a popular neighbourhood.

The property is conveniently situated about 1/4 mile level walk from Rose Green village centre which offers a range of local facilities including, a pharmacy, post office, library, convenience food store, newsagent, family butcher and hardware store. Popular infant and junior schools and a doctors surgery are also in the local vicinity. The Cathedral city of Chichester is about 6 miles where there is a comprehensive array of restaurants and Bistro's as well an excellent pedestrian shopping precinct and the famous Festival Theatre.

What3Words [///guru.specifies.farm](https://www.what3words.com/guru.specifies.farm)

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





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