



5 Hewarts Lane, Rose Green

Guide Price £425,000

 **Henry Adams**
estate agents

5 Hewarts Lane

- Detached House
- Located in the Heart of Rose Green
- Spacious Kitchen/Breakfast Room
- 3 Bedrooms
- Large Principal Bedroom with En-suite and Dressing Room
- Underfloor Heating to the Ground Floor
- Excellent Condition
- Contemporary Style
- Significant Outbuildings
- Large Front Garden with Ample Off-Street Parking

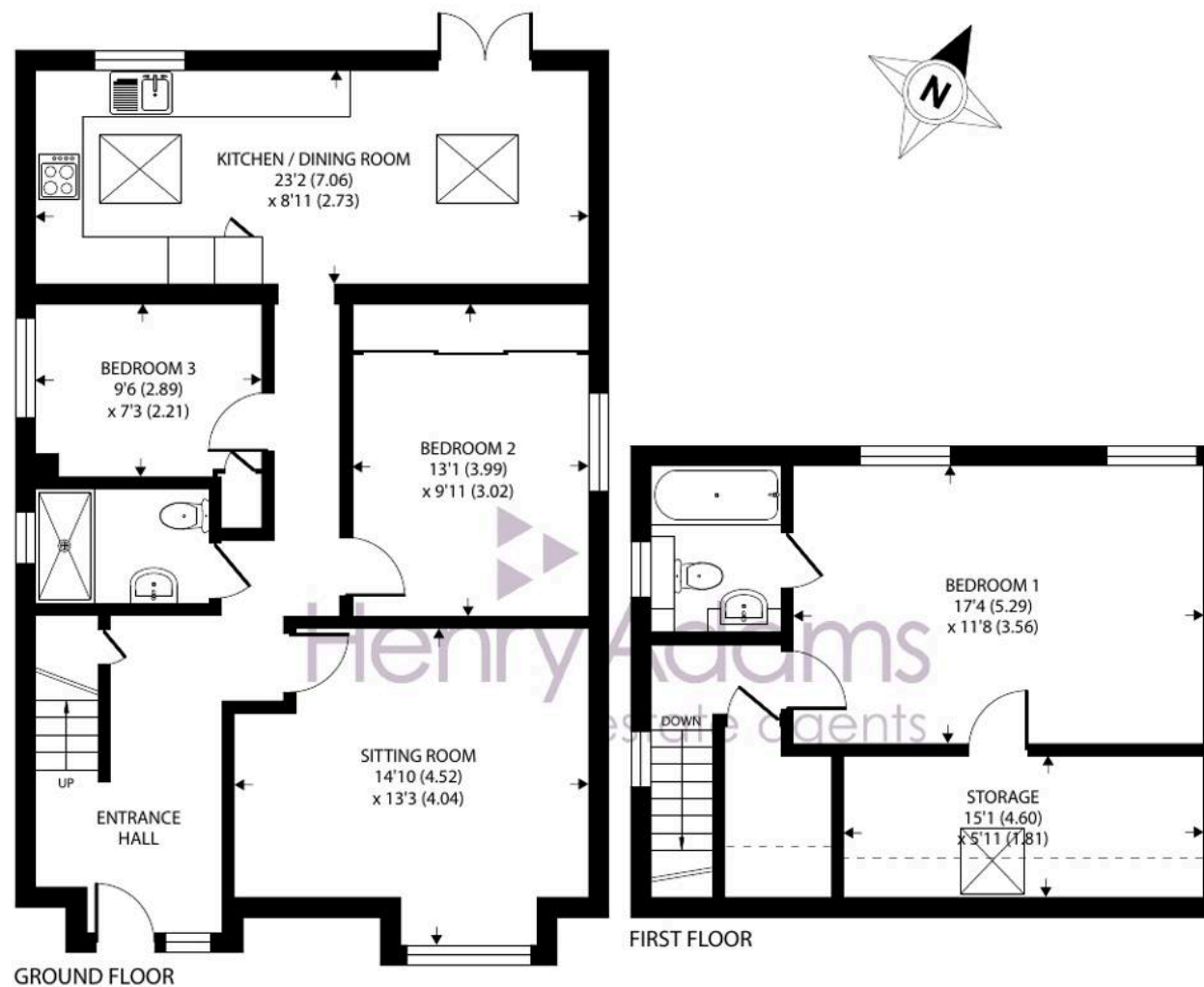
A great opportunity to acquire a stunning three bedroom detached house close to all the popular local shops of Rose Green. This unusual property boasts a contemporary style and is offered in excellent condition. The house benefits from a large front garden with ample off-street parking for several cars.

The modern glazed front door of the house opens to a wide entrance hall with a stone tile floor, large under stairs cupboard and stairs to the first floor and leads to all ground floor rooms. The reception room has a triple casement window overlooking the front garden, spotlighting and stone floor. The spacious kitchen has French doors opening to the garden in the seating area with a further casement in the kitchen area which features a comprehensive range of white wall and base units with stone worktop, tiled splashback, tiled floor and roof lantern. Also on the ground floor are two of the bedrooms, bedroom two has a whole wall of built-in wardrobes and a double casement window and stone floors.





Denotes restricted
head height



Hewarts Lane, Bognor Regis

Approximate Area = 1204 sq ft / 111.8 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 1240 sq ft / 115.1 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). © n1checom 2025.
Produced for Henry Adams. REF: 1361128

Bedroom three has a double casement window and a single built-in wardrobe. There is also a fully tiled wet room with shower, basin and WC. The whole of the ground floor has underfloor heating.

On the first floor is a magnificent principal bedroom suite with Velux windows, a large walk-in dressing area and an en-suite bathroom with bath, basin and WC. On the first floor landing is a large walk-in storage cupboard.

The garden is paved and there is a large brick outbuilding.

In summary, this property offers a blend of modern design, functionality, and comfort, providing a unique opportunity to own a contemporary home in a desirable location.

The property is conveniently situated within Rose Green village which offers a range of local facilities including a pharmacy, post office, convenience food store, newsagent, family butcher and hardware store. A popular infant and junior school, library and doctors surgery are also in the local vicinity. The cathedral city of Chichester is about six miles where there is a comprehensive array of fashionable restaurants and bistros, excellent pedestrian shopping precinct and the famous Chichester Festival Theatre.

What3Words ///countries.broad.deform

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.