



# Clarkes

Estate Agents & Lettings Agents

Asking Price  
**£410,000**  
**Freehold**

**21 Raleigh Road, Rose Green, PO21 3NA**



### Book a Viewing

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**<http://www.clarkesestates.co.uk>**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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**IMPORTANT NOTICE**  
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

*Service you deserve. People you trust.*

**01243 861344**



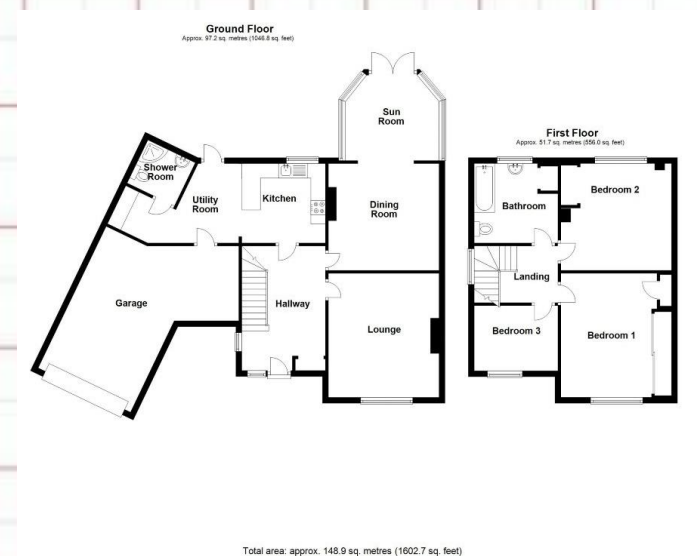
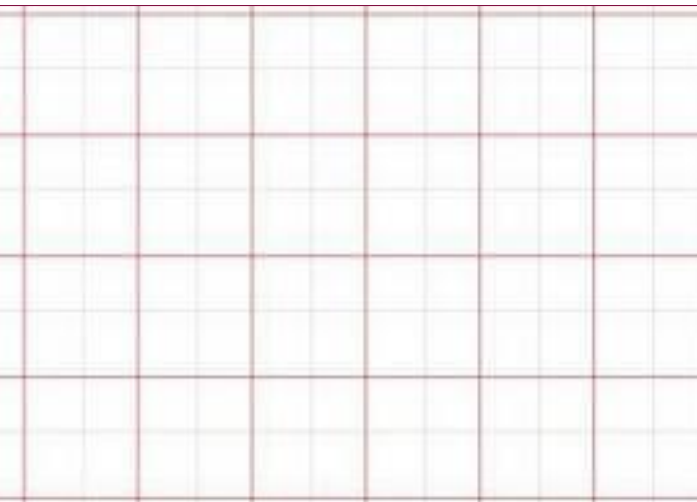
- Extended Accommodation
- Three Bedrooms
- Sun Lounge
- Extended Kitchen
- Downstairs Shower Room/WC
- Garage & Off Road Parking



## Accommodation

### Ground Floor

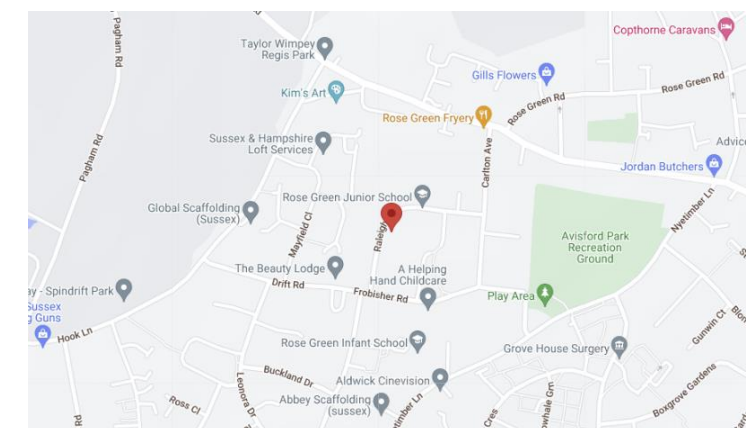
- Entrance Hall - 4.28m x 2.86m (14'0" x 9'4")
- Kitchen - 3.32m x 2.73m (10'10" x 8'11")
- Utility Area - 4.54m x 3.04m (14'10" x 9'11")
- Shower Room/WC - 1.76m x 1.5m (5'9" x 4'11")
- Integral Garage - 5.48m x 3.23m (17'11" x 10'7") plus Workshop Area 2.33m x 2.41m (7'7" x 7'10")
- Living Room - 3.73m x 4.26m (12'2" x 13'11")
- Dining Room - 3.67m x 3.79m (12'0" x 12'5")
- Sun Lounge - 2.95m x 3.21m (9'8" x 10'6")



### First Floor

- Bedroom 1 - 4.27m x 3.47m (14'0" x 11'4") plus wardrobe recess.
- Bedroom 2 - 3.66m x 3.75m (12'0" x 12'3")
- Bedroom 3 - 2.88m x 2.23m (9'5" x 7'3")
- Bathroom - 2.86m x 2.72m (9'4" x 8'11")

Council Tax: Band C



## What the agent says... “,”

An opportunity to purchase an extended and deceptively spacious semi-detached house in Rose Green. This family home is located just 90m from Rose Green Junior School and close to local shops and amenities. Bus routes pass close by connecting local towns and cities along the coast.

The accommodation comprises a spacious entrance hall, living room, dining room, sun lounge, extended kitchen, utility room, downstairs shower room and WC, integral garage and workshop area. Upstairs off the landing are three bedrooms and a family bathroom.

Other benefits include a recently laid driveway with off road parking for several cars or a caravan etc, gas fired central heating and double glazing.

