

# White & Brooks

BOGNOR REGIS

## £425,000

Lincoln Avenue • Rose Green • West Sussex

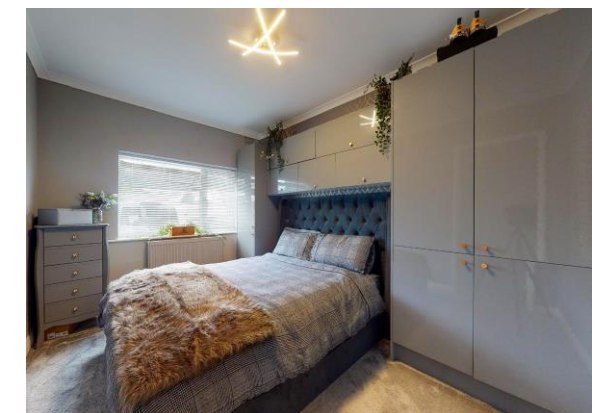
### “Semi-Detached House”



- ❖ Beautifully Presented Throughout
- ❖ Situated In The Sought After Area Of Rose Green
- ❖ 3 Double Bedrooms
- ❖ 2 Reception Rooms
- ❖ Conservatory
- ❖ Enclosed Rear Garden With Large Garden Cabin/Summer House
- ❖ Driveway Providing Off Road Parking
- ❖ Refurbished To A High Specification Throughout

## About The Property

White & Brooks are delighted to offer for sale, this beautifully presented semi-detached house, situated in this sought after location, close to local schools, shops, parks and amenities. The property has been recently refurbished to a high specification throughout. The accommodation briefly comprises to the ground floor, Entrance Porch, Living Room, second Reception Room, double Bedroom, Kitchen, family Bathroom and Conservatory. To the first floor are a further two double Bedrooms and an En-Suite WC. The property further benefits from an enclosed rear garden, boasting a large Garden Cabin/Summer House, driveway providing off road parking and double glazing throughout. An internal viewing is essential to appreciate the location and accommodation on offer.



# Floorplan and EPC



GROSS INTERNAL AREA  
 TOTAL: 115 m<sup>2</sup>/1232 sq ft  
 FLOOR 1: 85 m<sup>2</sup>/912 sq ft, FLOOR 2: 30 m<sup>2</sup>/320 sq ft  
 EXCLUDED AREA: GARDEN BUILDING: 18 m<sup>2</sup>/193 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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# Room Details

**Entrance Porch**

**Driveway**

**Second Reception Room** 12' 7" x 10' 1" (3.83m x 3.07m)

**Bedroom 3** 12' 7" x 8' 10" (3.83m x 2.69m)

**Kitchen** 18' 9" x 10' 2" (5.71m x 3.10m)

**Family Bathroom** 11' 2" x 9' 1" (3.40m x 2.77m)

**Living Room** 15' 4" x 18' 0" (4.67m x 5.48m)

**Conservatory** 8' 2" x 13' 7" (2.49m x 4.14m)

**Stairs To:-**

**First Floor Landing**

**Bedroom 1** 12' 10" x 12' 1" (3.91m x 3.68m)

**Bedroom 2** 7' 10" x 17' 1" (2.39m x 5.20m)

**En-Suite WC**

**Enclosed Rear Garden**

**Large Garden Cabin**

