

WHITE &
BROOKS
BOGNOR REGIS

£475,000

Wilman Gardens • Rose Green • West Sussex

“Detached Chalet House”



- ❖ Immaculately Presented
- ❖ 4 Bedrooms
- ❖ Lounge With Open Fire Place
- ❖ Kitchen/Diner & Utility Room
- ❖ En-Suite Shower Room & Dressing Area
- ❖ Downstairs Cloakroom
- ❖ Enclosed Rear Garden
- ❖ Driveway
- ❖ Garage

About The Property

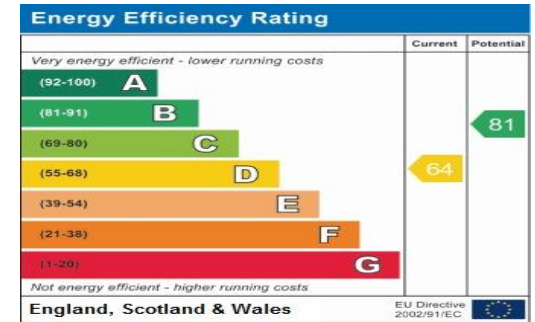
Immaculately presented detached chalet house, situated in a cul-de-sac location in the sought after area of Rose Green. The accommodation briefly comprises to the ground floor, Entrance Hall, Lounge with open fire place, Bedroom four/second Reception Room, Cloakroom, Kitchen/Diner and Utility Room. To the first floor are three Bedrooms, family Bathroom and En-Suite Shower Room and Dressing Area to Primary Bedroom. The property further benefits from an enclosed rear garden, driveway providing off road parking and a garage. An internal viewing is essential to appreciate the location and accommodation on offer.



Floorplan and EPC



GROSS INTERNAL AREA
 FLOOR 1: 929 sq ft, 86 m²; FLOOR 2: 516 sq ft, 48 m²
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.9m: 20 sq ft, 2 m²
 LEAN-TO: 50 sq ft, 4.6 m²; GARAGE: 140 sq ft, 13 m²
TOTAL: 1444 sq ft, 134 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Room Details

Entrance Hall

Lounge 12' 6" x 13' 9" (3.81m x 4.19m)

Bedroom Four/Second Reception Room 14' 5" x 9' 0"
(4.39m x 2.74m)

Cloakroom

Kitchen/Diner 17' 9" x 23' 2" (5.41m x 7.06m)

Utility Room 16' 1" x 7' 3" (4.90m x 2.21m)

Stairs To:-

First Floor Landing

Bedroom 1 12' 6" x 11' 10" (3.81m x 3.60m)

En-Suite Shower Room

Dressing Area

Bedroom 2 10' 1" x 10' 9" (3.07m x 3.27m)

Bedroom 3 8' 8" x 10' 1" (2.64m x 3.07m)

Family Bathroom

Enclosed Rear Garden

Driveway

Garage

