

WHITE &
BROOKS
BOGNOR REGIS

£530,000

Sefter Road • Rose Green • West Sussex

“Detached Chalet Bungalow ”



- ❖ With Potential Annex Use
- ❖ 4 Bedrooms
- ❖ Open Plan Kitchen/Family Room
- ❖ Separate Living/Dining Room
- ❖ 3 Bathrooms
- ❖ Feature Fire Places
- ❖ Views To The Rear Overlooking Fields
- ❖ Gated Driveway For Numerous Cars
- ❖ Enclosed Rear Garden With Workshop

About The Property

White & Brooks are delighted to offer for sale, this detached, four Bedroom chalet Bungalow with potential Annex use. The property is located within easy reach of local schools, shops and amenities and boasts views to the rear overlooking fields. The accommodation briefly comprises to the ground floor, Entrance Hall, Bedroom, open plan Kitchen/Family Room, Utility Room, separate Lounge/Dining Room and a family Bathroom. There is also a further Reception Room/Bedroom leading to a Lounge Area and additional Bathroom, which could be used separately as an Annex. To the first floor are two further double Bedrooms and a Shower Room. The property further benefits from a gated driveway for numerous cars, enclosed rear garden with Workshop and feature fire places. An internal viewing is essential to appreciate all the property has to offer.



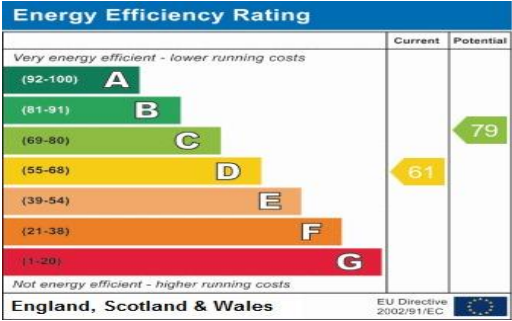
Floorplan and EPC



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Room Details

Entrance Hall

Bedroom 13' 0" x 10' 11" (3.96m x 3.34m)

Bathroom

Kitchen Area 12' 11" x 12' 6" (3.94m x 3.81m)

Family Room 14' 0" x 13' 9" (4.27m x 4.2m)

Utility Room

Living/Dining Room 25' 7" x 12' 8" (7.8m x 3.86m)
(Narrowing to 3.38m)

Reception Room 12' 4" x 11' 0" (3.76m x 3.35m)

Bedroom 29' 0" x 5' 10" (8.85m x 1.78m)

Bathroom 2

Stairs To:-

First Floor Landing

Bedroom 11' 7" x 13' 6" (3.52m x 4.11m)

Bedroom 15' 0" x 10' 10" (4.56m x 3.3m)

Shower Room

Enclosed Rear Garden

Gated Driveway For Numerous Cars

