



WHITLOCKS
ESTATE AGENTS

7 Hewarts Lane, Bognor Regis
£365,000

- No Forward Chain
- Beautifully Presented Detached Bungalow
- Three Double Bedrooms
- Modern Fitted Kitchen / Breakfast Bar Area
- Spacious Lounge / Dining Room
- Utility and Cloakroom
- Modern Fitted Shower Room
- UPVC Double Glazing and Gas Fired Central Heating Throughout
- Low Maintenance Secluded Rear Garden
- Gated Driveway with Parking for Several Vehicles

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Whitlocks Estate Agents are delighted to bring to the market this deceptively spacious and beautifully presented Detached Bungalow located in Rose Green village, offered to the market with no forward chain.

The property itself comprises of three generous Bedrooms, a modern fitted Kitchen with Breakfast Bar Area, a spacious Lounge / Dining Room, a Utility, a modern fitted Shower Room and a Cloakroom.

The property also benefits from a large Loft Room with plumbing which could be used as a Hobby Room or Home Office, it also offers the potential to add a dormer extension (subject to planning permission).

Further benefits include UPVC Double Glazing, Gas Fired Central Heating and an Alarm System.

Outside to the Rear, there is a low maintenance Garden with a Detached Shed for storage and a raised Pergola Area both benefiting from power and lighting. To the Front, there is an extensive gated Driveway providing parking for several vehicles, a detached Shed for storage, a detached Summer House benefiting from power and lighting as well as two side accesses to the rear.

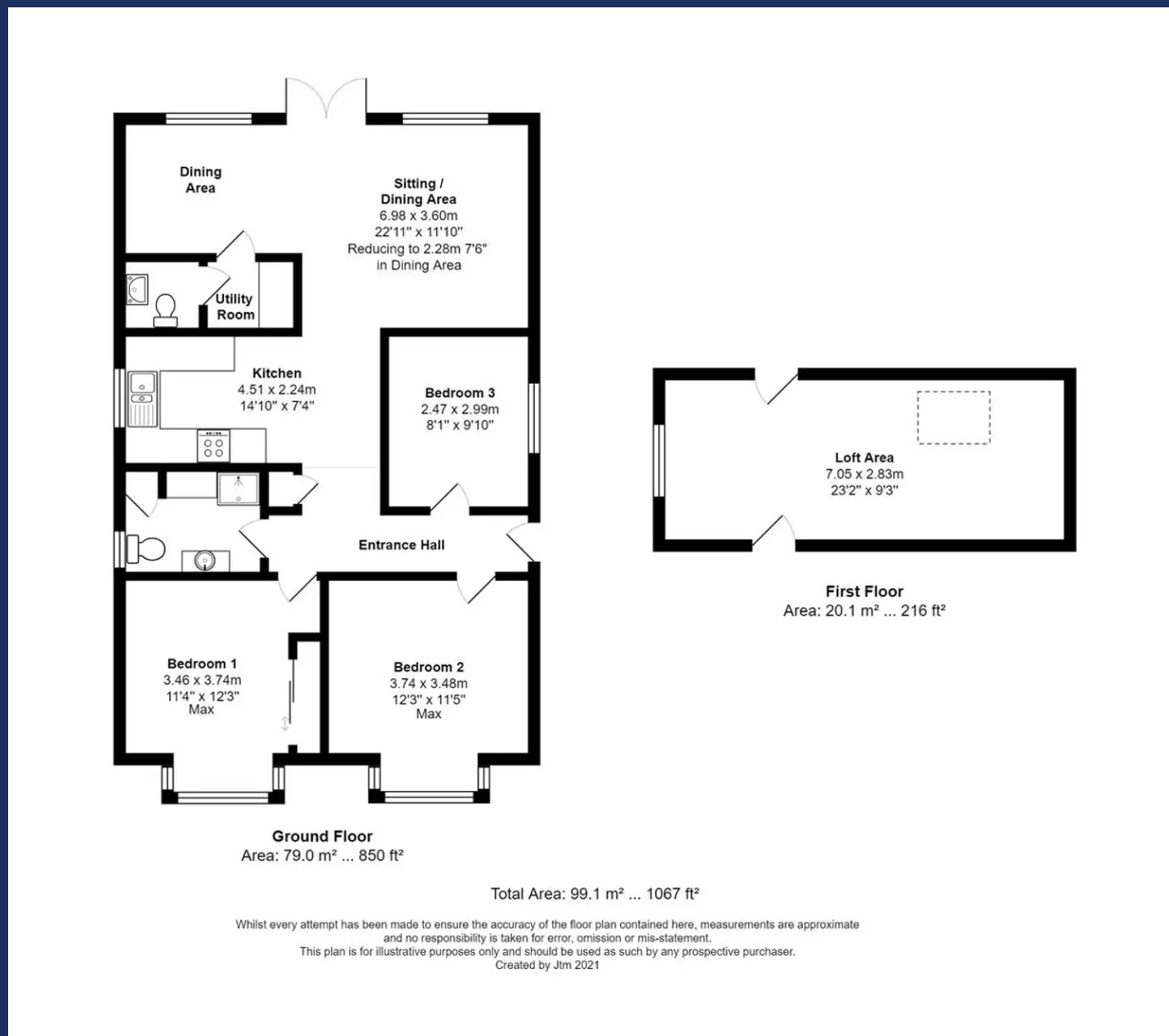
Viewing is highly recommended!





Rose Green Village is well known for its comprehensive range of amenities and is a popular area for people looking to retirement as well as families. Amenities include Convenience Stores, a Butchers, Green Grocers, a Chemist, Post Office, a Doctors Surgery and many more. There are two highly desired Schools within the area; Rose Green Infant School and Rose Green Junior School. Avisford Park is also a point of interest which is perfect for dog walking, sports and also benefits from children's play facilities such as goal posts, a basketball court and a play park. Rose Green is within walking distance to the local Pubs and restaurants in Nyetimber Village as well as the Sea Front and offers a regular Bus Service.

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Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/