

46 Grosvenor Gardens | Rose Green | Bognor Regis | West Sussex | PO21 3EZ

Price £385,000 | Freehold

JUST 4 BUNGALOWS

46 Grosvenor Gardens

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- **Detached 2 Bedroom Bungalow**
- **Generous Kitchen/Breakfast Room**
- **Dual Aspect Living Room**
- **Cloakroom & Shower Room (2WCs)**
- **Double Glazing & Gas Heating (Radiators)**
- **Courtyard Garden & Detached Garage**
- **NO ONWARD CHAIN**
- **680.9 Sq Ft / 63.3 Sq M**

Offered for sale with 'No Onward Chain', this modern style detached bungalow is situated less than a quarter of a mile level walk to Rose Green village centre, enabling an ease of access to nearby amenities.

The accommodation in brief comprises entrance hall, cloakroom/wc, through dual aspect living room, rear aspect generous kitchen/breakfast room, two bedrooms and a shower room with second wc. The property also offers double glazing, a gas heating system via radiators, on-site parking via the private driveway, a courtyard low maintenance garden and a detached oversize pitched roof single garage.

A storm porch with courtesy light protects the front door which opens into an L-shaped entrance hall, which has an access hatch to the loft space and a large built-in linen/airing cupboard with radiator. Glazed double doors lead to the living room, while further doors lead from the hallway to the kitchen/breakfast room, two bedrooms, shower room and cloakroom, which has a modern wash basin, close coupled wc and window to the front.

The living room is a good size through room with window to the front and sliding patio doors at the rear, providing access into the rear courtyard.

The kitchen/breakfast room has a window to the rear and boasts fitted units with work-surfaces, a 1 1/2 bowl single drainer sink unit with mixer tap, integrated gas hob with oven under, integrated under counter fridge and freezer, washing machine, cupboard housing the gas boiler and space for a table and chairs.

Bedroom 1 is positioned at the front of the property, with a window to the front and generous built-in double wardrobe, while bedroom 2, which is also a good size room, has a window to the rear.

In addition, there is a shower room with window to the front and modern fitments comprising an over size shower enclosure with fitted shower, wash basin inset into surround with storage under and adjacent enclosed cistern wc.

Externally, the property sits behind a hedgerow at the front boundary with a gate leading to a path to the front door. A driveway provides on-site parking and leads to the oversize detached, pitched roof garage, which has power, light and a personal door into the enclosed, walled courtyard garden, which is laid to paving for ease of maintenance and has an external courtesy light and external water tap.







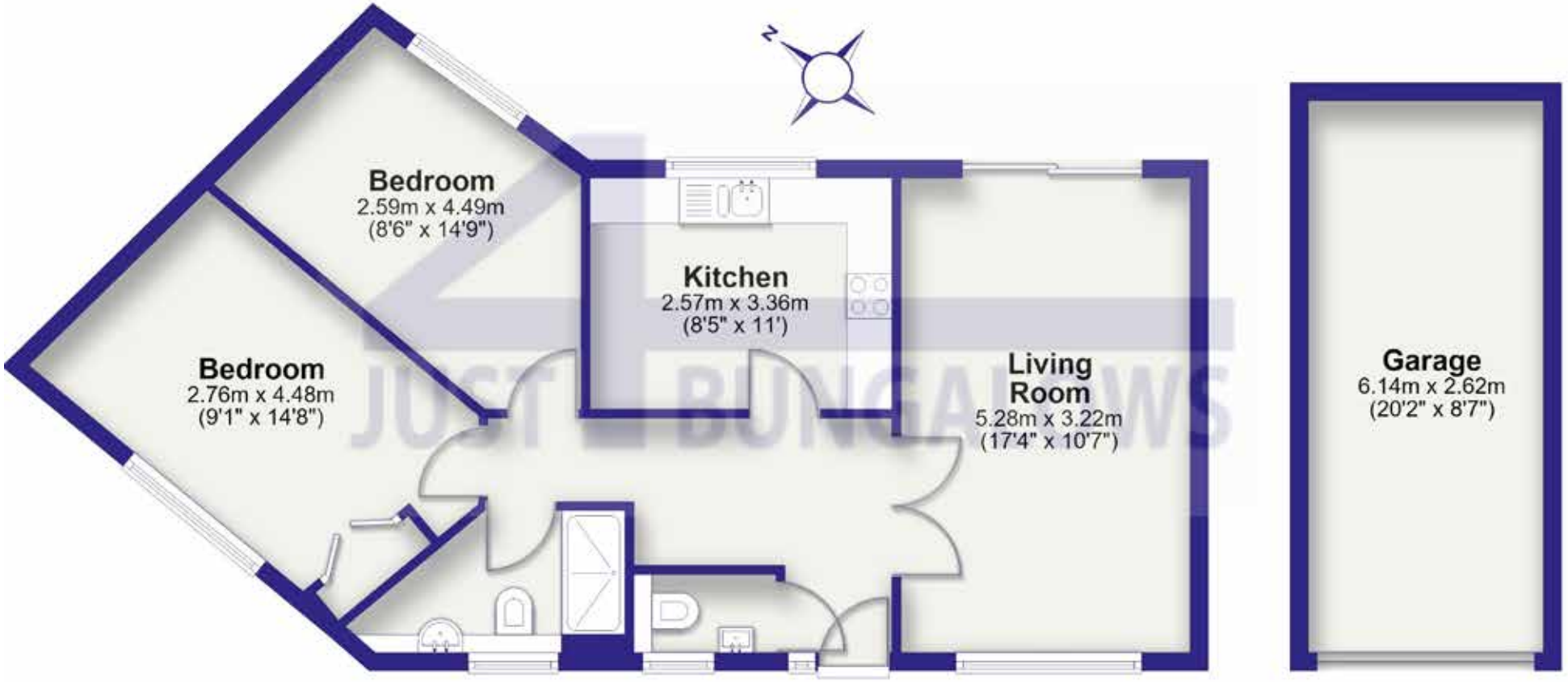

Current EPC Rating: D (61) **Council Tax:** Band D £2418.38 p.a (Arun District Council / Aldwick 2026 - 2027)

83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
www.just4bungalows.co.uk

Ground Floor

Main area: approx. 63.3 sq. metres (680.9 sq. feet)

Plus garages, approx. 16.1 sq. metres (173.2 sq. feet)



Main area: Approx. 63.3 sq. metres (680.9 sq. feet)

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This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.