

2 AVISFORD MEWS | ROSE GREEN | PO21 3GE

Sw
Sims Williams

2 AVISFORD MEWS, ROSE GREEN, PO21 3GE

£625,000 FREEHOLD

- 3 Bedroom Detached Chalet House in Quiet Residential Setting
- Spacious & Welcoming Entrance Hall
- Open Plan Living with AEG Integrated Kitchen Appliances
- Large Sandstone Patio
- Landscaped Gardens with Evergreen Shrubs & Climbers
- Bedroom One with French Doors & En-Suite Bathroom
- First Floor Bedroom with En-Suite Shower Room
- EPC Category A - Low annual running costs
- Detached Double Garage and Parking







Avisford Mews is an exclusive collection of just eight individual detached homes, set within a quiet residential setting and backing onto Avisford Park Recreation Ground. The development offers a selection of thoughtfully designed properties, comprising three-bedroom detached chalets, a three-bedroom bungalow and a four-bedroom house. Combining contemporary design with well-planned accommodation, this limited collection offers an appealing alternative to larger new-build developments.

Thoughtfully designed for modern living, this attractive home offers versatile accommodation, contemporary fittings and excellent indoor-outdoor living. The ground floor features a welcoming and spacious entrance hall leading to an impressive open-plan kitchen, dining and living area complete with a breakfast bar and bi-fold doors opening onto a generous patio and rear garden. The kitchen is fitted with integrated AEG appliances, including an oven, microwave oven, gas hob, extractor, dishwasher and fridge freezer.

There are two ground floor bedrooms, including a dual-aspect principal bedroom with an en-suite bathroom and shower room, together with French doors opening onto the rear garden. A further bedroom occupies the first floor and benefits from an en-suite shower room. Additional ground floor facilities include a cloakroom with shower and a useful utility area with plumbing and power for a washing machine and tumble dryer.

Outside, the property enjoys a turfed rear garden enclosed by closed-board fencing, with feature landscaping to the front. The generous patio provides an ideal space for entertaining or relaxing, complemented by external lighting and power points. Plot 2 further benefits from a double garage and additional parking.

Rose Green is a well-established community with a range of everyday amenities, together with local primary schools and the open green space of Avisford Park Recreation Ground close by. The recreation ground provides an attractive setting for walking, leisure and outdoor activities. The nearby seaside town of Bognor Regis offers a traditional coastal atmosphere, with its beach, promenade and pier, alongside a variety of independent shops, cafés and restaurants. Hotham Park is another popular attraction, featuring a lake, miniature railway, play areas and café, providing further opportunities to enjoy the outdoors.

Property Information:
This stunning new home comes with a 10 Year Premier Guarantee Warranty
Estate Charge £300.00 p.a (Estimated)
Council Tax Banding is not set until after Legal Completion

Disclaimer New Homes:
As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Images shown may be from previous developments or digitally staged and are just an indication for illustrative purposes only.

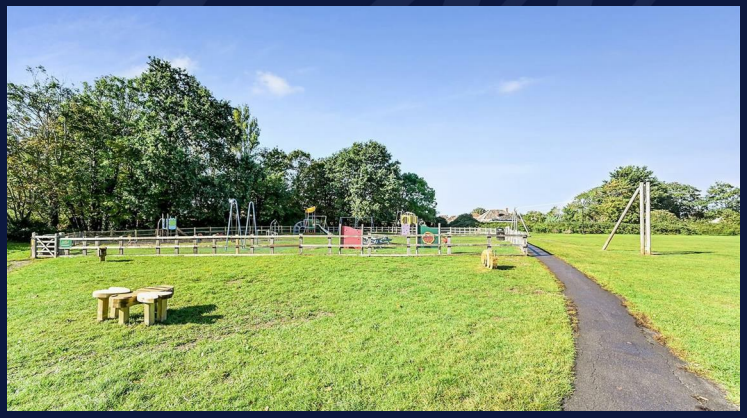
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As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.





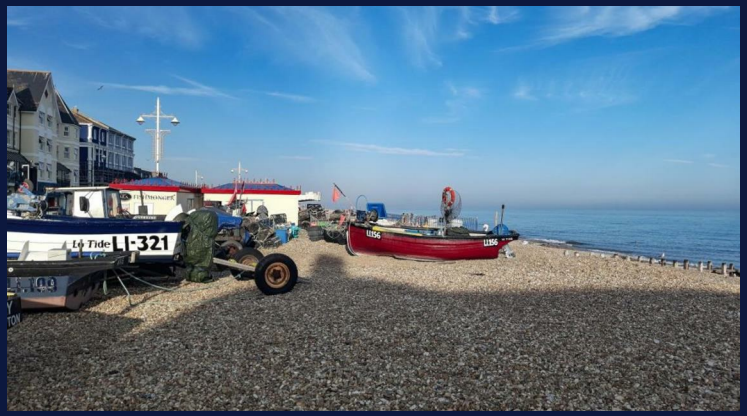

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GOODWOOD
EAST LAVANT
SLINDON COMMON
ARUNDEL
EMSWORTH
CHICHESTER
TANGMERE
WALBERTON
BOSHAM
WESTERGATE
BARNHAM
CLIMPING
YAPTON
SOUTH MUNDHAM
LITTLEHAMPTON
BOGNOR REGIS
WEST WITTERING
SIDLESHAM
ROSE GREEN
PAGHAM
SELSEY




LI-321



EPC Band - Current - A Potential - A

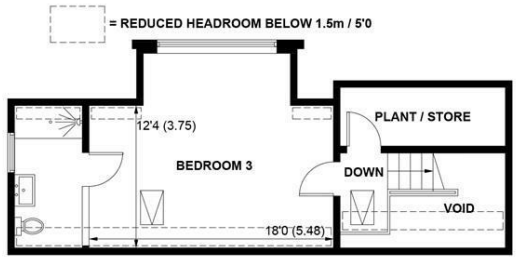
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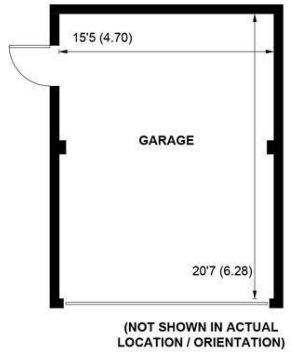
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APPROXIMATE GROSS INTERNAL AREA = 1595 SQ FT / 148.2 SQ M
GARAGE = 324 SQ FT / 30.1 SQ M
TOTAL = 1919 SQ FT / 178.3 SQ M
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
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