31 Lincoln Avenue, Rose Green

Guide Price **£290,000**

Henry Adams
estate agents

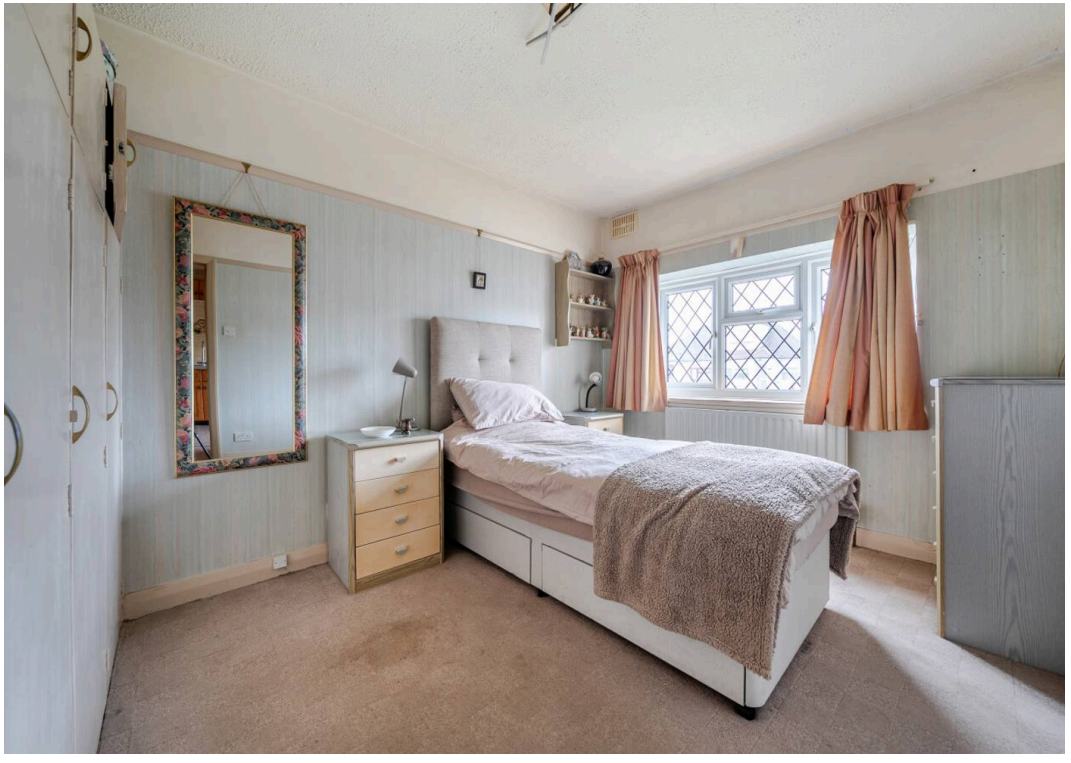
31 Lincoln Avenue

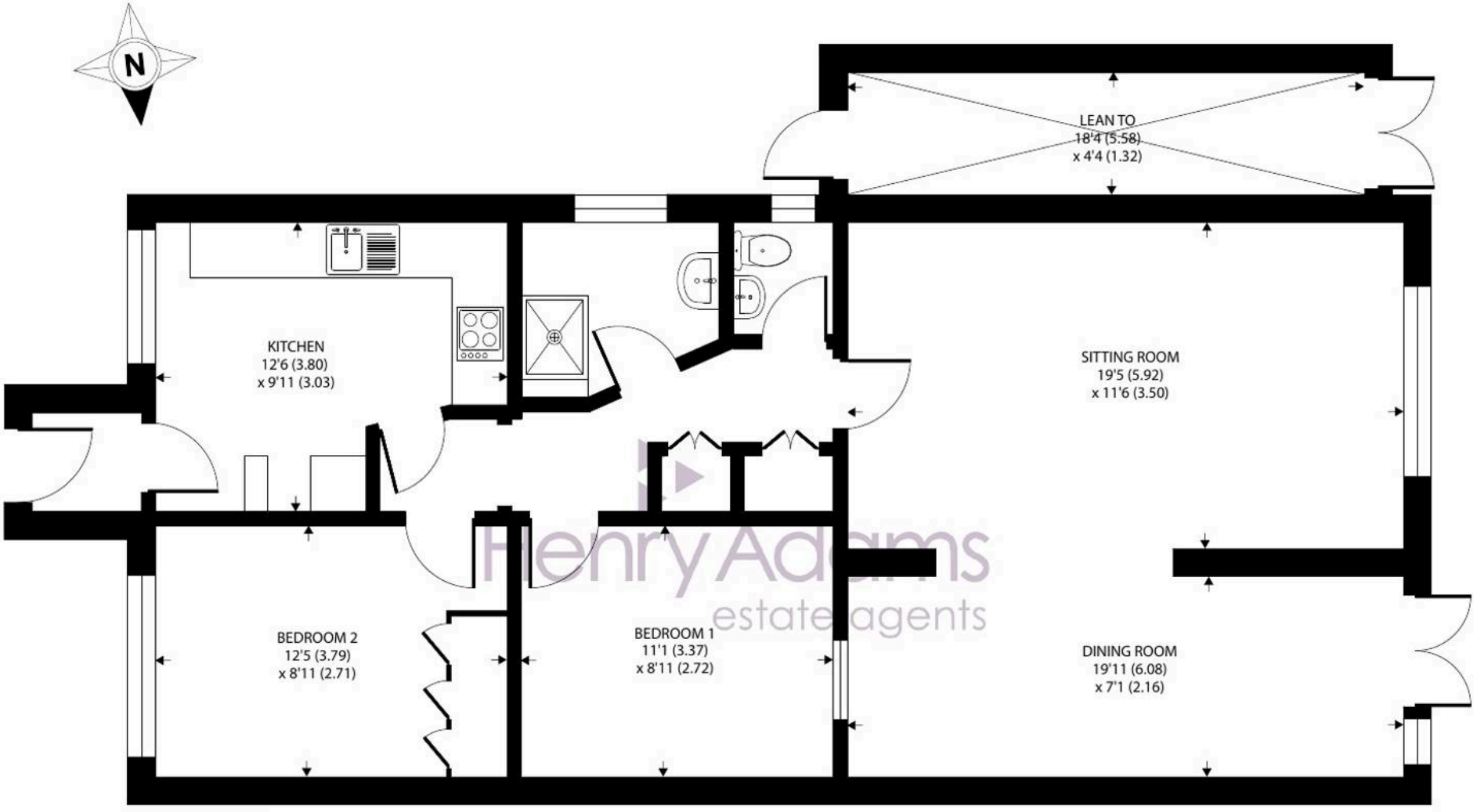
- Semi-detached Bungalow
- Scope to Extend
- Large Extended Reception Room
- Two Bedrooms
- Off-street Parking
- Large West Facing Garden
- Close to Rose Green
- No Onward Chain
- Freehold

This well-presented two bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a comfortable home with the added benefit of no onward chain.

Located in a popular residential area close to Rose Green, the property boasts a spacious, extended reception room that provides flexible living and dining space, ideal for both relaxing and entertaining. The accommodation also includes a bright kitchen, two well-proportioned bedrooms, and a family shower room. With scope to extend (subject to the necessary planning permissions), this bungalow offers potential for future growth, making it an attractive proposition for downsizers, first-time buyers, or investors alike. Additional features include double glazing, gas central heating, and ample storage throughout.

Externally, the property is complemented by a large west-facing rear garden, which enjoys plenty of afternoon and evening sun, perfect for outdoor dining, gardening, or simply unwinding in a private setting.





GROUND FLOOR

Lincoln Avenue, Bognor Regis

Approximate Area = 882 sq ft / 81.9 sq m (excludes lean to)

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Henry Adams. REF: 1400193

The generous plot provides further potential to extend the property if desired, while still retaining a substantial outdoor space. To the front, there is convenient off-street parking for multiple vehicles, along with side access to the rear garden.

The property is conveniently situated within Rose Green village which offers a range of local facilities including a pharmacy, post office, convenience food store, newsagent, family butcher and hardware store. A popular infant and junior school, library and doctors surgery are also in the local vicinity. The cathedral city of Chichester is about six miles where there is a comprehensive array of fashionable restaurants and bistros, excellent pedestrian shopping precinct and the famous Chichester Festival Theatre.

What3Words ///smart.hurricane.warp

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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