

Sims Williams

AVISFORD MEWS, OFF CARLTON AVENUE, ROSE GREEN, WEST SUSSEX, PO21 3GE

BOGNOR REGIS OFFICE

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£550,000 Freehold

AVISFORD MEWS, OFF CARLTON AVENUE,
ROSE GREEN,
WEST SUSSEX, PO21 3GE

- A Selection of Three and Four Bedroom Homes
- Exclusive Development of Just Eight Individual Detached Homes
- Sought After Residential Setting in Rose Green
- Thoughtfully Designed Accommodation for Modern Living
- Contemporary Kitchens with AEG Integrated Appliances
- Energy-Efficient Features, including Solar Panels
- Turfed Rear Gardens with Patio Area, External Lighting & Power Points
- Driveway Parking or Garage - Plot Specific
- Convenient Access to Local Amenities and the Wider West Sussex Area

COUNCIL TAX BAND

Band = New Build

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
Estate Charge £150.00 (Estimated)
Council Tax Banding is not set until after Legal Completion
Predicted Energy Efficiency Rating: A

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.

AML and ID Compliance

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.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 862626
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract