



9 St Anthony's Walk | Rose Green | Bognor Regis | West Sussex | PO21 3HF

Price £339,950 | Freehold

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JUST BUNGALOWS

9 St Anthony's Walk

Rose Green | Bognor Regis | West Sussex | PO21 3HF

Ref: LE339 - 04/26

- An Incredibly Deceptive Extended Semi-Detached Bungalow
- 2 Double Bedrooms (Bedroom 1 with En-suite Facility)
- Generous Open Plan Living/Dining Room
- Cloakroom & Bathroom (2 WC's In Total)
- Versatile Sun Room/Home Office at Rear
- Southerly Fully Enclosed Manageable Garden
- Garage En-bloc
- 865.1 Sq Ft / 80.4 Sq M

Situated within a small cul-de-sac of just 10 properties, within a few hundred metres level walk to the bus stop and an array of amenities in Rose Green village centre, this extended semi-detached bungalow must be viewed to fully appreciate the size of accommodation and excellent decorative order on offer. The generous accommodation comprises: entrance lobby, cloakroom/wc, kitchen, open plan living/dining room (33' overall depth), inner lobby, sun room/home office, principal bedroom with walk-in wardrobe and en-suite facility, guest double bedroom 2 and recently updated bathroom. The property also offers double glazing, a gas heating system via radiators and modern combination boiler, a delightful landscaped low maintenance southerly rear garden with a versatile summer house/cabin, along with a garage en-bloc.

A double glazed door with flank double glazed natural light panelling opens into the entrance lobby with wood effect vinyl flooring. Replacement panel doors lead to the living room, kitchen and cloakroom which has a wc, wash basin with storage under, tiled splash-back and a window to the side.

The kitchen has a range of units, fitted work surfaces, tiled splash back, single drainer sink unit with mixer tap, integrated 4 burner gas hob with concealed hood over, eye level double oven/grill, space for a free standing fridge/freezer and space and plumbing for a washing machine, along with a window and door to the side, a modern 'Ideal' gas combination boiler and high level wall mounted electric consumer unit.

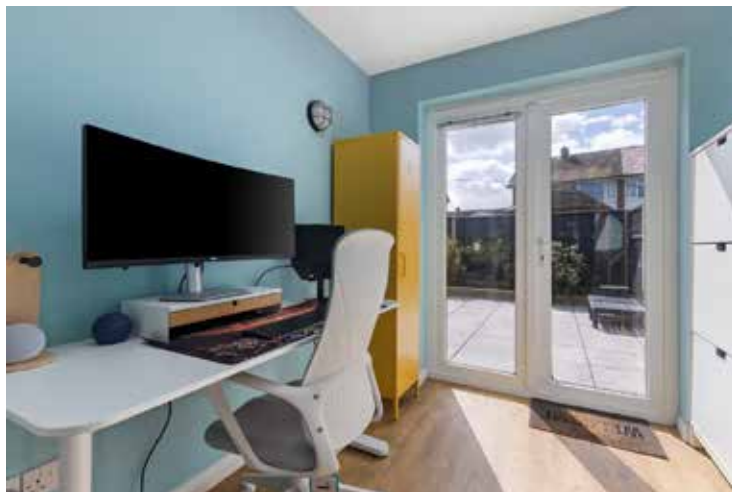
The living room has a feature square bay window to the front, wood effect flooring and an archway leading through to the open plan dining room, which has a door to an inner lobby, door to bedroom 1 and French doors to the rear, leading through into a delightful highly versatile sun room, which lends itself to a variety of uses and is currently utilised as a home office, with a feature skylight roof lantern and double glazed French doors to the rear, providing access into the rear garden.

Bedroom 1 has a window to the rear with plantation shutters, wood effect flooring and walk-in wardrobe with hanging rails. A door leads to the adjoining en-suite bathroom which has a panel bath with mixer tap, wash basin inset into surround with storage under, tiled walls, window to the rear and extractor.

The inner lobby has doors to bedroom 2 and the bathroom. Bedroom 2 has a window to the side and fitted carpet. The bathroom has a white suite of P-shaped bath with dual shower over and glazed shower screen, wash basin with storage under, close coupled wc, tiled splash backs, ladder style heated towel rail, wood effect flooring, access hatch to the roof space and an obscure window to the side.

Externally, there is a paved low maintenance frontage. A gate leads to a side pathway to the delightful southerly rear garden with summer house/cabin with power and light, along with paved entertaining areas, raised well stocked established bed and area laid to lawn. The garage is situated in a compound opposite.





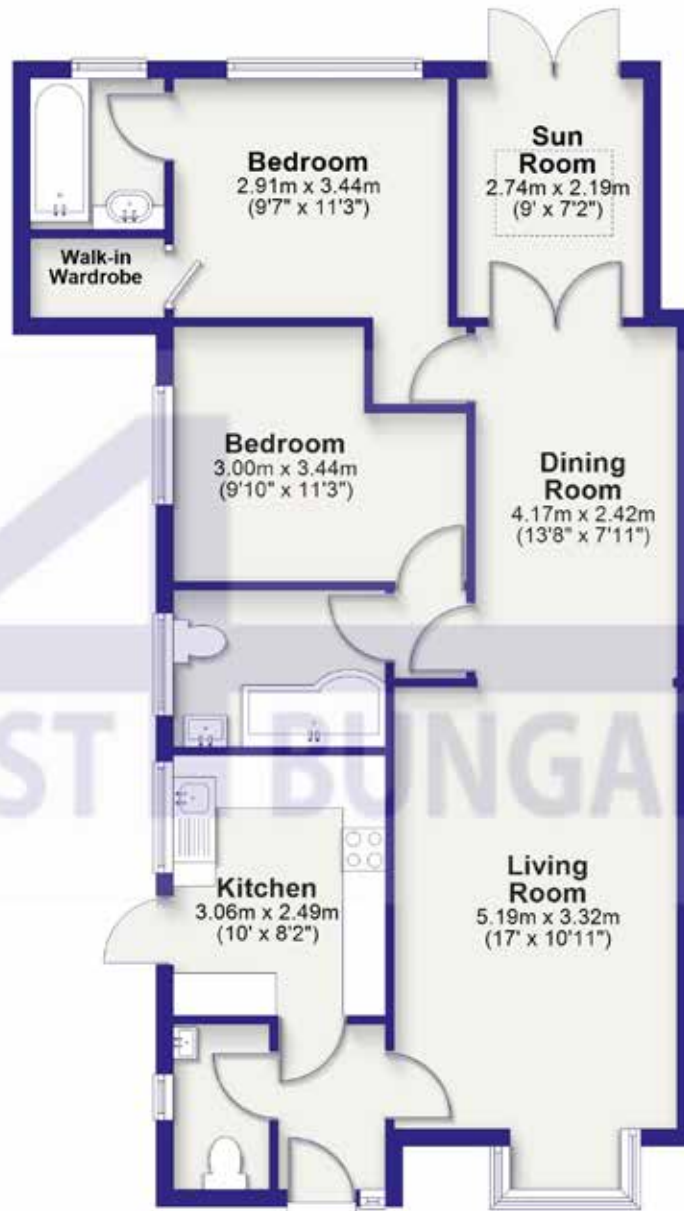
Current EPC Rating: C (69) **Council Tax Band:** C £2,149.67 (Arun District Council / Aldwick 2026 - 2027)

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Ground Floor

Approx. 80.4 sq. metres (865.1 sq. feet)



Total area: approx. 80.4 sq. metres (865.1 sq. feet)

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