



19 Sefton Avenue | West Sussex | PO21 3BN

Guide Price £449,950

Freehold



**hancock**

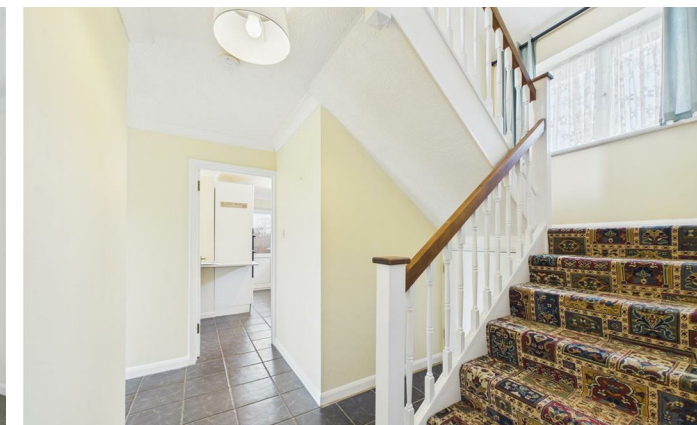
Lettings & Estate Agents

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Guide Price £449,950

- **No Onward Chain**
- **Detached House**
- **Three Double Bedrooms**
- **Sought After Location**
- **Second Reception/Third Bedroom**
- **Driveway & Garage**
- **South Facing Garden**
- **Large reception room**
- **Family Bathroom**
- **En-suite bathroom**

A versatile and well-presented detached home, situated in a quiet road in the popular residential area of Rose Green, within easy walking distance of local shops, schools and facilities. The property offers flexible accommodation arranged over two floors, and benefits from a secluded south facing garden, a single garage and off-street parking for two cars.

Accommodation comprises a welcoming hallway that provides access to the principal ground floor rooms. The generous L-shaped living room and dining room is a key feature of the property, creating a wonderfully sociable and adaptable living space that makes a truly impressive heart of the home.



what3words ///

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The kitchen is a good size, currently fitted with functional units. To the rear of the ground floor is a further versatile reception room which, with the added benefit of its own shower room, could equally serve as a third bedroom — ideal for guests, a home office, or a self-contained arrangement.

On the first floor are two well-proportioned double bedrooms, both featuring built-in storage and a family bathroom. The landing is spacious enough for a study/home office area.

Additional benefits include UPVC double glazing and gas-fired central heating, ensuring comfort and efficiency throughout the home.

Externally, there is a secluded south facing garden, enjoying a sunny outlook throughout the day and offering excellent privacy and a highly versatile outdoor space. A single garage and driveway provide convenient off-road parking for two additional cars.

Local regular bus services are nearby.

Additional information:

Tenure: Freehold

Council Tax Band: E

EPC: D

Broadband: Up To 1800mbps

Mobile: Outstanding: 02; Vodafone; Good: Three; Okay: EE

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**

1262 ft<sup>2</sup>  
117.3 m<sup>2</sup>

**Reduced headroom**

39 ft<sup>2</sup>  
3.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	