



Rose Garden Gossamer Lane, Bognor Regis PO21 3AT



welcome to

Rose Garden Gossamer Lane, Bognor Regis

Introducing Rose Garden. An impressive detached family home set on a third of an acre in the sought-after Aldwick area. With four bedrooms and substantial extensions offering excellent scope to create a self-contained annexe.



The house blends period charm with generous living space. Original oak doors with Sussex latches, wood panelling, and a unique front door lead into a characterful entrance hall with quarry tiles and a feature staircase. The spacious reception room centres around a striking Inglenook fireplace with wood burner, opening to a large, heated conservatory that overlooks the pretty rear garden with Indian stone patio and decked gazebo.

The kitchen/breakfast room includes extensive base units, wooden worktops and a breakfast bar, with an adjacent pantry and cloakroom. The significant rear extension currently offers two large rooms, a utility/ironing room and a games room/home office with full-fibre broadband. Together, these create an ideal footprint for a separate annexe.

Upstairs, the principal bedroom enjoys double aspects, a fireplace and an en-suite, alongside three further double bedrooms, a family bathroom and a separate WC.

Outside, the property provides parking for at least four cars, a double garage and a substantial car port. Gardens wrap around the house, including a large front lawn with mature planting, a vegetable patch and a wildflower area.

This is a rare opportunity to own a beautifully crafted home with architectural character, exceptional space and outstanding annexe potential.



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welcome to

Rose Garden Gossamer Lane, Bognor Regis

- DETACHED FAMILY HOME
- SET WITHIN APPROX ONE THIRD OF AN ACRE
- ATTRACTIVE WRAP AROUND GARDEN
- SPACIOUS KITCHEN / BREAKFAST ROOM
- LARGE SINGLE GARAGE WITH PITCHED ROOF

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£975,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRG109486 - 0002

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