



The Croft, 46 Hook Lane, Rose Green

Guide Price £600,000



The Croft, 46 Hook Lane

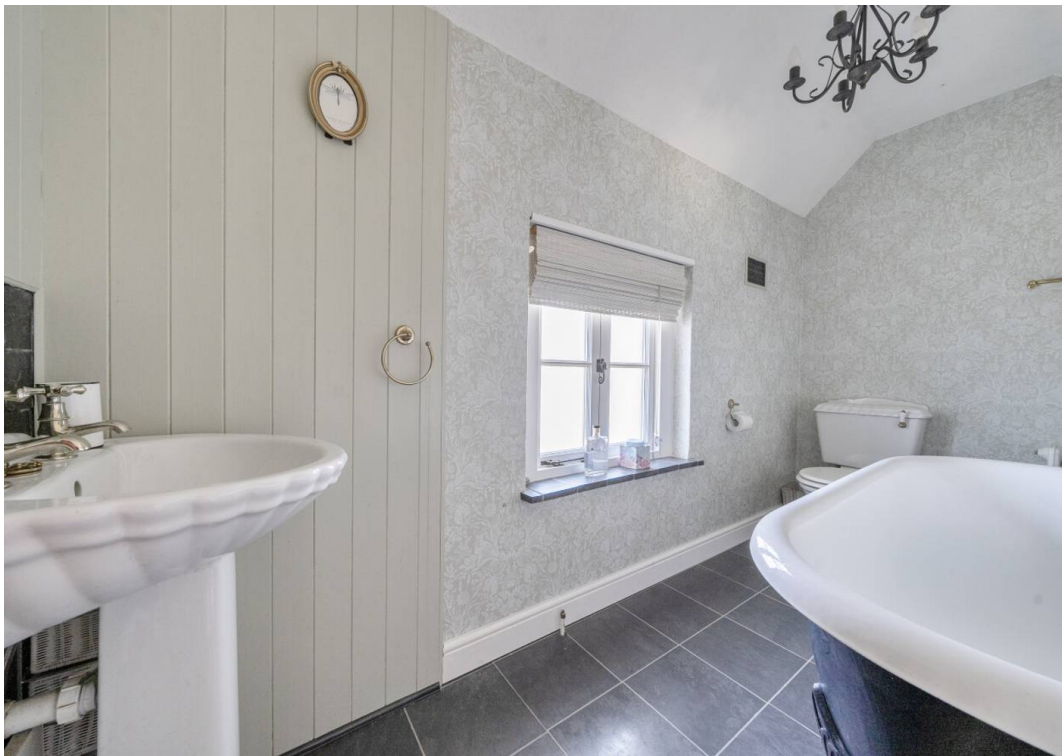
- Magical Detached Cottage
- Original Part of the House Built in 1770
- Wealth of Original Features
- Wood Burners and Wood Store
- 3 Reception Rooms
- 3/4 Bedrooms
- 2 Bathrooms
- Solid Fuel Rayburn Range Cooker
- Wealth of Charm and Character
- Large Mature Garden
- Large Garage

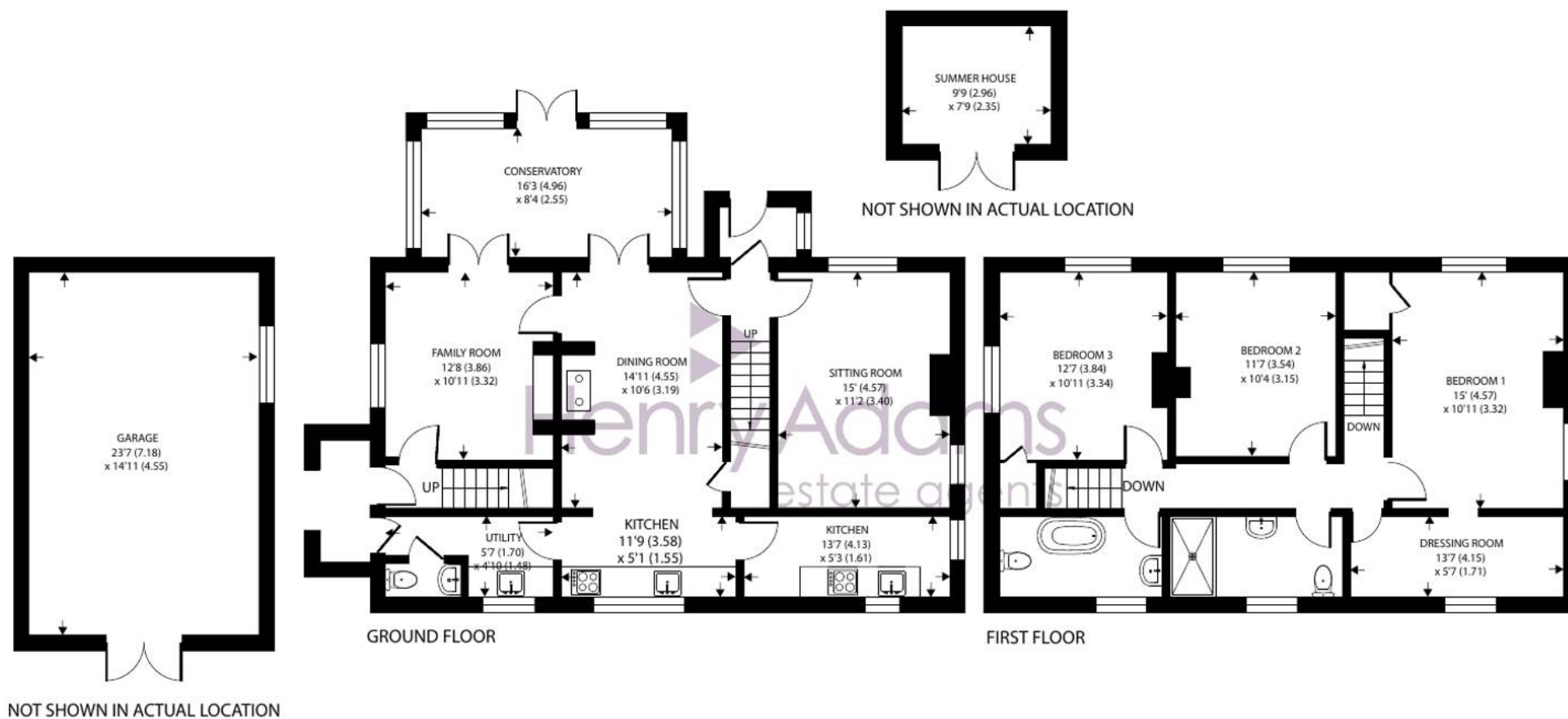
This enchanting three/four bedroom detached cottage, with its origins dating back to 1770, offers a rare opportunity to acquire a truly unique home brimming with character and history. The property seamlessly blends period charm with modern comforts, featuring a wealth of original features throughout, including exposed beams, traditional fireplaces, and beautiful woodwork. The accommodation is flexible, offering three or four bedrooms and is thoughtfully arranged to suit both family living and entertaining. There are three inviting reception rooms, each with its own distinct atmosphere, providing ample space for relaxation and gatherings. The heart of the home is a welcoming kitchen, equipped with a solid fuel Rayburn, perfect for creating a warm and inviting environment throughout the seasons. Two well-appointed bathrooms serve the property, ensuring practicality for a busy household. Additional highlights include a dedicated wood store and a large garage, which offers plenty of storage or workshop space.











Hook Lane, Rose Green, Bognor Regis

Approximate Area = 1752 sq ft / 162.7 sq m

Garage = 352 sq ft / 32.7 sq m

Outbuilding = 75 sq ft / 6.9 sq m

Total = 2179 sq ft / 202.3 sq m

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: 1481014



Outside, the property is set within a truly magical and expansive mature garden, providing a haven of peace and privacy. The garden is thoughtfully landscaped, with established trees, colourful borders, and sweeping lawns, creating an idyllic setting for outdoor living and entertaining. There are several charming seating areas that invite you to enjoy the tranquil surroundings, as well as ample space for children to play or for keen gardeners to indulge their passion. The large garage is easily accessible and offers secure parking in addition to storage for garden equipment or outdoor furniture. The property's position ensures a sense of seclusion while remaining conveniently located for local amenities and transport links. This delightful cottage, with its combination of rich history, characterful interiors, and outstanding outside space, represents a truly exceptional opportunity for those seeking a distinctive and welcoming country home.

What3Words ///rejoiced.dining.unveils

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.