



Fairlight, 15 Carlton Avenue | Rose Green | Bognor Regis | West Sussex | PO21 3LS

Offers Over **£350,000** | Freehold

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JUST BUNGALOWS

Fairlight, 15 Carlton Avenue

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

- **An Attractive Older Style Detached Bungalow**
- **3 Bedrooms, Rear Living Room, Sun Room & 2 wc's**
- **Favoured Residential Location Close to Avisford Park**
- **Enormous Scope & Potential to Improve (subject to necessary consents)**
- **Driveway, Garage & Southerly Rear Garden**
- **844.2 Sq Ft / 78.4 Sq M (plus garage)**

Offered for sale with no onward chain, this attractive detached older style bungalow is positioned in a favoured residential setting close to Avisford Park recreational field and the amenities within Rose Green.

The accommodation in brief comprises central entrance hall, cloakroom/wc, kitchen, living/dining room, sun room, three bedrooms and a shower room with second wc.

The property boasts a wealth of character with 8' 6" ceiling height, picture rails, original fireplace, etc and lends itself enormous scope and potential to improve if desired, while at the same time boasting a gas heating system via radiators, majority double glazing, a generous driveway, garage, workshop and a southerly rear garden.

A storm porch with courtesy light protects the front door which opens into a welcoming central entrance hall with natural light windows to the front, either side of the front door and an access hatch to the large loft space. Original doors lead from the hallway to the three bedrooms, living/dining room, kitchen, shower room and cloakroom, which has a close coupled wc, wash basin and window to the rear.

The kitchen has a window to the side and a double glazed door to the rear, along with fitted units and work surfaces, a washing machine and slimline dishwasher, under counter space for a fridge and freezer, along with the wall mounted 'Worcester' gas boiler.

The living/dining room is positioned at the rear of the property with two natural light windows to the side, a feature original tiled fireplace with gas fire (not tested), built-in mirror fronted shelved storage cupboard, additional fitted storage cupboards (one housing the modern electric consumer unit and meters) and French doors with flank windows and windows over to the rear, leading into a sun room at the rear, which in-turn provides access into the rear garden.

Bedroom 1 is a good size double room with windows to the front and side. Bedroom 2 has a window to the side and fitted double airing cupboard housing the hot water cylinder. Bedroom 3 is positioned at the front of the property and is a good size single room with window to the front. The shower room has a modern white suite of glazed corner shower enclosure with fitted shower and extractor, close coupled wc, wash basin with storage unit under and medicine cabinet over and a window to the rear.

Externally, there is a brick wall to the front boundary with pathway leading to the front door bordered by lawn. The driveway provides on-site parking behind a metal gate and leads to a carport and covered area in front of the garage, which has double doors at the front. The Southerly rear garden has lawn, a pathway to the rear, workshop, greenhouse and timber storage shed.





Current EPC Rating: D (59)

Council Tax: Band D £2,418.38 (Arun District Council / Aldwick 2026 - 2027)

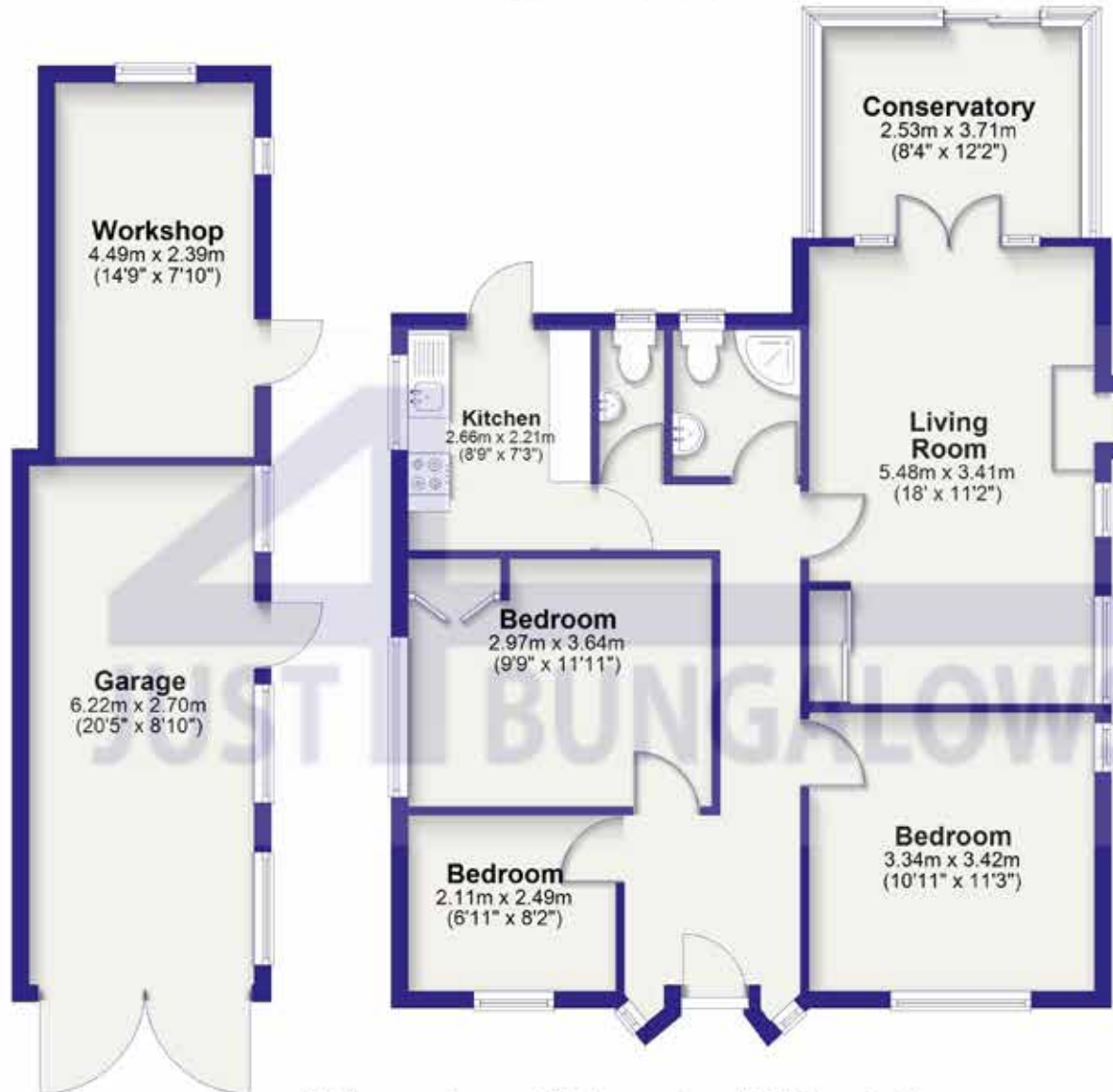
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Ground Floor

Main area: approx. 78.4 sq. metres (844.2 sq. feet)

Plus garages, approx. 16.8 sq. metres (180.8 sq. feet)
Plus outbuildings, approx. 10.7 sq. metres (115.5 sq. feet)



Main area: Approx. 78.4 sq. metres (844.2 sq. feet)

Plus garages, approx. 16.8 sq. metres (180.8 sq. feet)
Plus outbuildings, approx. 10.7 sq. metres (115.5 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.