



28 Elizabeth Avenue | Rose Green | Bognor Regis | West Sussex | PO21 3EL

Guide Price £325,000 | Freehold

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JUST BUNGALOWS

28 Elizabeth Avenue

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

- Deceptive 2 Bedroom Semi-Detached Bungalow
- Favoured Location On Outskirts Of Bognor Regis
- Close To Amenities In Rose Green
- Living Room & Versatile Conservatory/Family Room
- Double Glazing & Gas Heating System (Radiators)
- Generous Westerly Rear Garden
- 907.1 Sq Ft / 84.3 Sq M

Conveniently positioned on the outskirts of Bognor Regis, within striking distance of the amenities in Rose Green, this delightful semi-detached single storey residence boasts well proportioned characterful accommodation comprising: reception hall, bay fronted living room, kitchen with utility passage leading to a large conservatory/family room at the rear, two double bedrooms, bathroom and a separate wc.

The property also offers double glazing, a gas heating system via radiators, double width on-site parking at the front and a generous westerly, fully enclosed rear garden.

The front door with natural light flank panel leads into a central reception hallway where doors lead to the living room, kitchen, two bedrooms, bathroom and separate wc.

The living room is positioned at the front of the property with a feature bay window to the front.

The kitchen has fitted base, drawer and wall mounted units, complemented by dark work surfaces, an inset single drainer sink unit with mixer/rinser tap, integrated 5 burner gas hob with hood over, eye level twin oven hatch to the loft space with fitted ladder, which houses the gas combination boiler and built-in shelved cupboard with radiator, housing the electric consumer unit and electric meter. A natural light window and part glazed door lead to the rear into an adjoining utility area with two natural light skylights, space and plumbing for a washing machine, space for a fridge/freezer, along with further base and wall mounted units with fitted work surface.

The utility area leads to the rear into an open plan conservatory style family room with windows to the rear and side and double glazed French doors to the side providing access into the rear garden.

Bedroom 1 is positioned at the rear with a window enjoying the outlook into the generous rear garden.

Adjacent to Bedroom 1 is bedroom 2, with a window to the rear into the conservatory style family room and a built-in storage cupboard.

The bathroom has a white panel bath with mixer tap/shower attachment and glazed shower screen, shaped wash basin with storage unit under, ladder style heated towel rail and window to the side. In addition, there is a separate wc with window to the side.

Externally, there is a double width driveway providing on-site parking and an established front garden. A double width carport protects the front door. The generous rear garden provides a raised sun terrace for entertaining, a wide side passage with double gates to the front, a central lawn and good size timber store at the rear.





Current EPC Rating: D (59) **Council Tax:** Band C £2,149.67 p.a (Arun District Council / Aldwick 2026 - 2027)

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Ground Floor

Main area: approx. 84.3 sq. metres (907.1 sq. feet)
Plus car port: approx. 13.5 sq. metres (144.8 sq. feet)



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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.