

22 Carlton Avenue | Rose Green | Bognor Regis | West Sussex | PO21 3LR

Guide Price £385,000 | Freehold

JUST 4 BUNGALOWS

22 Carlton Avenue

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

- **A Well Presented Semi-Detached Older Style Bungalow**
- **2 Double Bedrooms & Bay Fronted Triple Aspect Living Room**
- **Modern Kitchen/Diner & Shower Room**
- **Double Glazing, Gas Heating (Radiators) & Log Burner**
- **On-Site Parking, Garage & Utility Room**
- **No Onward Chain**
- **737 Sq Ft / 68.5 Sq M**



Situated within a popular residential setting close to Avisford Park recreational field and Rose Green Infant and Junior Schools, this well presented, semi-detached bungalow is offered for sale with no onward chain.

The accommodation in brief comprises: L-shaped entrance hall, bay fronted living room, kitchen/diner at the rear, two double bedrooms and a modern shower room.

The property also offers double glazing, a gas heating system via radiators, log burner in the living room, updated electrics, skimmed ceilings, on-site parking for a caravan, motor-home, boat, etc, enclosed rear garden and garage with adjoining utility room.

The front door opens into an L-shaped entrance hall with access hatch to the loft space, doors to the living room, two bedrooms and shower room and a walkway leading into the kitchen/diner at the rear.

The living room is positioned at the front of the property and is a triple aspect room with feature bay to the front, two windows to one side and window to the other side (all with fitted bespoke plantation shutters), along with a feature recessed wood burning stove and fitted carpet.



The kitchen/diner provides a comprehensive range of modern gloss units complemented by fitted work surfaces with an inset sink unit with hot tap and tiled splash-backs, along with a five burner gas hob with hood over, eye level twin oven/grill, integrated concealed dishwasher and fridge/freezer, space for a table & chairs, tiled flooring with under-floor heating, window to the side and French doors to the rear, providing access into the rear garden.

Bedroom 1 is positioned at the rear of the property and boasts built-in double wardrobes, fitted carpet and French doors to the rear, providing access into the rear garden, while bedroom 2, which is also a good size double room, has a window to the front and fitted carpet. In addition, there is a modern shower room with oversize glazed shower enclosure with fitted shower, wash basin with storage under, close coupled wc and window to the side.

Externally, the front of the property provides on-site parking with space for a caravan/motor-home/boat/etc. A gate leads into the rear garden which has a generous terrace with pergola over and artificial lawn for ease of maintenance.

The garage has an electric roller door at the front. Adjoining the garage and accessed from the garden is a useful utility room with window to the side, fitted work-surface, second sink unit and space and plumbing for appliances.

CO385-10/26








Current EPC Rating: D (65) **Council Tax Band:** C £2,149.67 p.a. (Arun District Council / Aldwick 2026 - 2027)

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Ground Floor

Main area: approx. 68.5 sq. metres (737.0 sq. feet)

Plus garages, approx. 12.7 sq. metres (136.7 sq. feet)

Plus outbuildings, approx. 6.7 sq. metres (72.3 sq. feet)



Main area: Approx. 68.5 sq. metres (737.0 sq. feet)

Plus garages, approx. 12.7 sq. metres (136.7 sq. feet)

Plus outbuildings, approx. 6.7 sq. metres (72.3 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.