

Rose Green



STRIDE & SON

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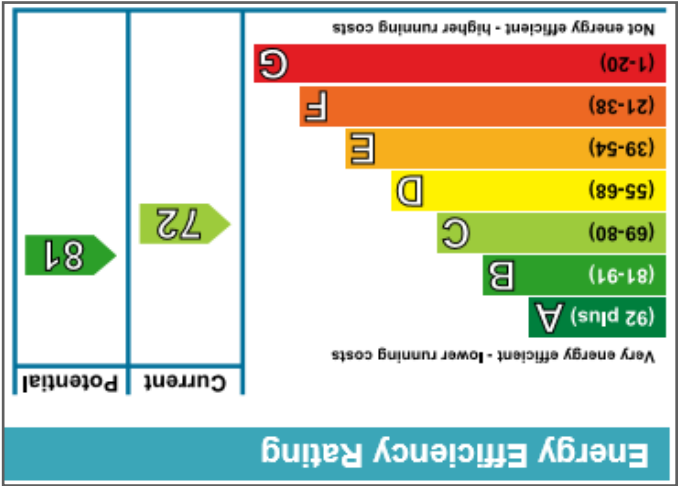
Parkfield Avenue, Bognor Regis, PO21 3BW

Approximate Gross Internal Area = 153.1 sq m / 1648 sq ft

Produced for Stride & Son Estate Agent.



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11 Parkfield, Avenue, Rose Green, Bognor Regis, PO21 3BW.

Situated in a quiet residential road, within easy walking distance of Rose Green’s local shopping centre, **an extremely attractive chalet house**. The property, which offers **3/4 bedrooms**, has been the subject of considerable updating over the last few years and works include re-roofing, UPVC double glazing, new gas fired central heating boiler, redecoration and large side extension comprising **garage** and study/bed 4. The property has ample off-street parking to the front and a good sized lawned garden to the rear.

The accommodation is arranged as follows:

Covered entrance with half-glazed UPVC front door to:

ENTRANCE HALL: Ceramic tiled floor. Radiator. Electric meter cupboard with circuit breaker. Understairs broom cupboard. Half-glazed door to rear garden. Door to:

SITTING ROOM: 15’ + deep bay window x 11’4. Minster fireplace with fitted wood burning stove. Radiator. Corner display cabinet. Coved ceiling with inset ceiling lights. TV aerial point.

KITCHEN/DINING ROOM: 26’ x 10’. Range of fitted base and wall cupboards. Belling range cooker with 3 ovens and 5 gas ring hob over. Stainless steel cooker hood and splash-back. Inset stainless steel sink. Plumbing for dish-washer. Space for fridge. Broom cupboard. Terracotta tiled floor. Double glazed patio doors to garden. Archway to dining area with double radiator and half-glazed door to garden. TV aerial point.

UTILITY ROOM: 11’6 x 5’5. Fitted shelves. Work surface with space and plumbing for washing machine below. Worcester gas boiler over. Space for dryer and fridge-freezer. Fitted shelves. Half-glazed door to:

STUDY/BED 4: 14’ x 9’2. Electric night storage heater. Inset ceiling spotlights. Double glazed patio doors to garden. TV aerial point. Door to garage.

BEDROOM 1: 12’3 + deep bay window x 11’2. Double radiator. Corner display cabinet. Coved ceiling with inset ceiling spotlights. TV aerial point.

BATHROOM: White suite comprising panelled bath with mixer tap shower attachment and tiled surround. Vanity unit with cupboards below, light and mirror over. Fully tiled shower cubicle with thermostat control and glazed screen. Low level WC. Heated ladder rack towel rail. Extractor fan. Inset ceiling spotlights. Ceramic tiled floor with underfloor heating.

Stairs to

FIRST FLOOR LANDING:

BEDROOM 2: 15’ x 10’6. Full length range of fitted wardrobes. Double radiator. TV aerial point. Door to

BATHROOM ENSUITE: Panelled bath with mixer tap shower attachment and tiled surround. Low level WC. Pedestal wash basin with light and mirror fronted medicine cabinet over. Electric shaver point. CP towel rail.

BEDROOM 3: 12’7 x 9’6. Double radiator. TV aerial and telephone points. Large boarded and insulated eaves cupboard. Deep fitted wardrobe with further eaves cupboard beyond.

SERVICES: All main.

EXTERIOR: The property is approached by double 5-bar gates with extensive concrete hardstanding providing ample parking for 4/5 cars. **Attached garage** 15’10 x 10’ with double metal doors. Electric light and power. Water tap. Courtesy door to study/bedroom 4. Side access to large lawned rear garden with extensive gravelled terracing. Outside water tap. Security lighting and power. 3 bay log store. Pine clad pergola with timber decking. Further paved terrace. Large timber workshop. Timber garden store and timber built summerhouse both with light and power. The garden is bounded by specimen trees and shrubs and is well fenced. The rear garden measures approximately 68’ x 50’.

PRICE GUIDE: £425,000 FREEHOLD

N.B. In accordance with the 1979 Estate Agents Act the property is owned by a member of Stride & Son’s staff.

DIRECTIONS: From Chichester proceed east along The Hornet to the Bognor roundabout on the A27 Chichester by-pass. Take the 3rd exit onto Vinnetrow Road and follow the road to the Walnut Tree Pub. Turn left here at the mini-roundabout and follow the road towards Pagham. After approximately 3 miles turn left into Hook Lane, following signs to Rose Green and on reaching the centre of Rose Green turn left at the traffic lights into Rose Green Road and take the next turning right into Parkfield Avenue. The property will be found on the left hand side of the road.

Please Note: Neither the heating system nor the services have been checked by the Agents.

