



**WHITLOCKS**  
ESTATE AGENTS

13b Greynville Close, Rose Green, Bognor Regis

Guide Price £220,000





Situated in the heart of the highly desirable Rose Green area, this beautifully maintained first-floor flat offers a perfect blend of comfort and convenience. Boasting its own private entrance, the property features a bright and spacious lounge/dining room, a well-appointed fitted kitchen, and two generously sized double bedrooms. The modern fitted bathroom complements the home's interior, while UPVC double glazing and gas-fired central heating ensure year-round comfort.

Outside, a secluded rear garden provides a peaceful retreat, ideal for relaxing or entertaining. There is also a good size outbuilding, perfect for storage.



Situated in a quiet cul-de-sac, this delightful home benefits from ample on-street parking and is just moments from local amenities, schools, and transport links.

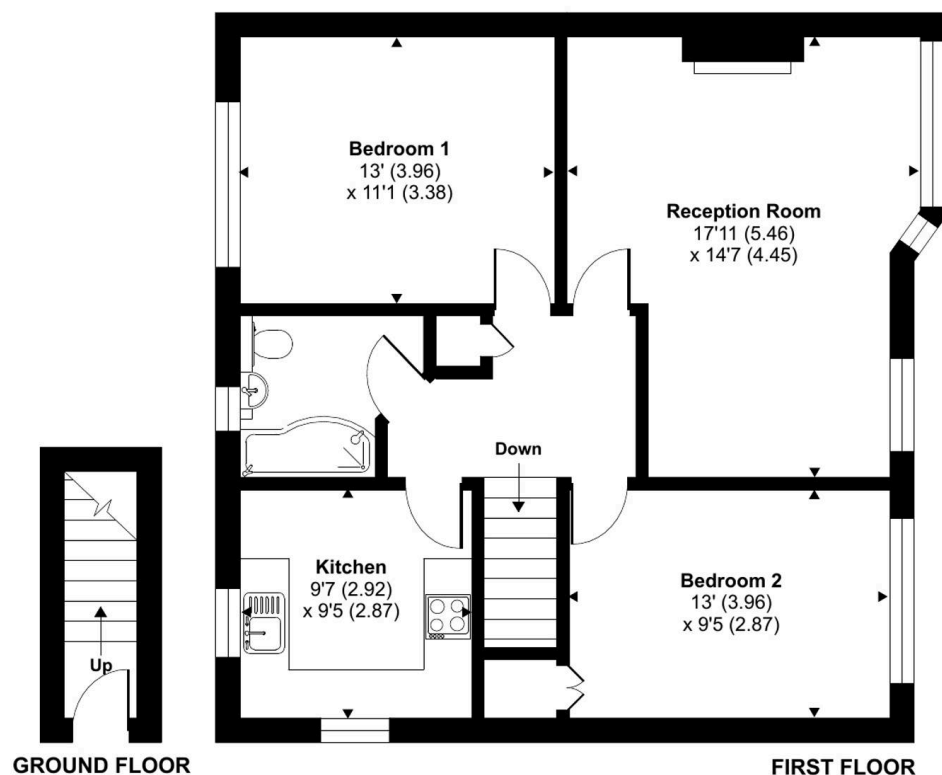
Rose Green Village is well known for its comprehensive range of amenities and is a popular area, especially for families. Amenities include Convenience Stores, a Butchers, Green Grocers, a Chemist, Post Office, a Doctors Surgery and many more. There are two highly desired Schools within the area; Rose Green Infant School and Rose Green Junior School. Avisford Park is also a point of interest which is perfect for dog walking, sports and also benefits from children's play facilities such as goal posts, a basketball court and a play park. Rose Green is within walking distance to the local Pubs and restaurants in Nyetimber Village as well as the Sea Front and offers a regular Bus Service.

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## Greynville Close, Bognor Regis, PO2

Approximate Area = 774 sq ft / 71.9 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). © ncthecom 2025. Produced for Whitlocks Estate Agents. REF: 1266594







## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C