



WHITLOCKS
ESTATE AGENTS

25 Carlton Avenue, Bognor Regis
£475,000



No Forward Chain – A Rare Opportunity in Rose Green
This substantial detached family home is ideally located in the highly sought-after area of Rose Green, just a short stroll from a range of local amenities including convenience stores, a greengrocer, butcher, excellent primary schools, and a local park – perfect for families and those seeking a vibrant community lifestyle.

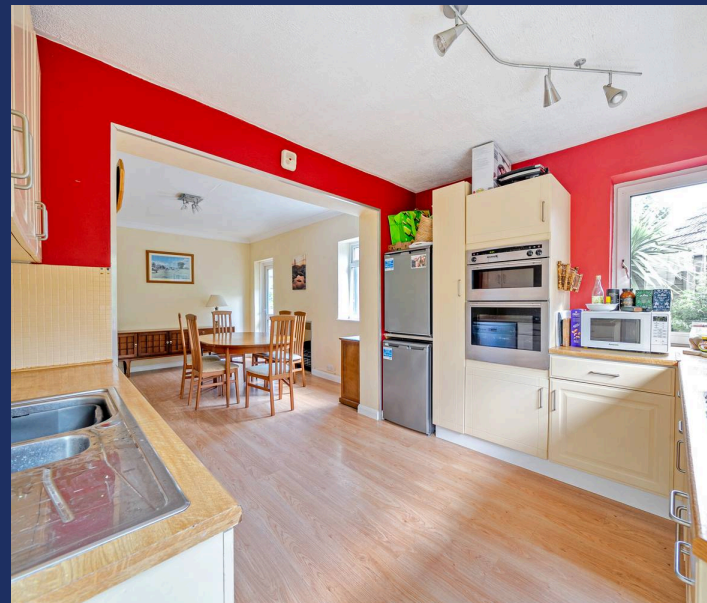
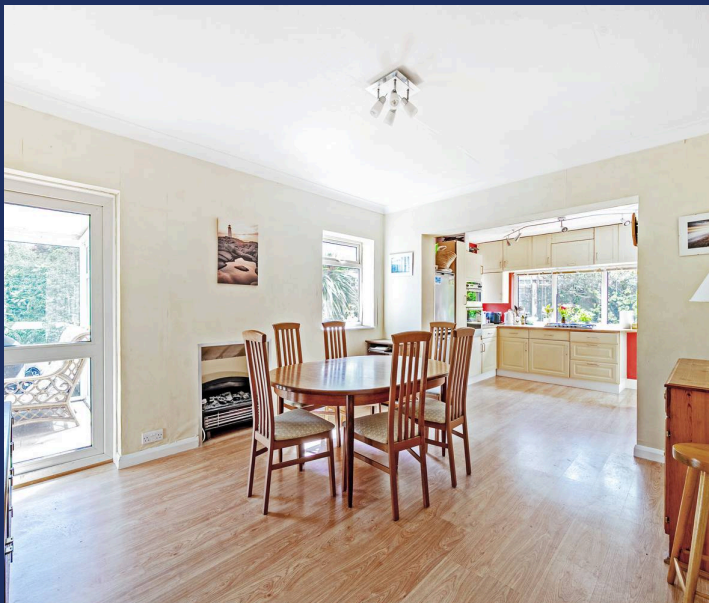
As you step inside, you're welcomed by a generously proportioned entrance hall, setting the tone for the spacious layout throughout. The heart of the home is the expansive kitchen/dining area, which effortlessly flows into a versatile conservatory space, currently used as a utility room. A separate, light-filled lounge leads into a larger-than-average conservatory, ideal for relaxing or entertaining.

Additionally, the ground floor offers a study/home office which could easily serve as a fourth bedroom, along with a convenient ground floor shower room.

Upstairs, you'll find three well-sized bedrooms, including a master suite with en-suite shower room, plus a family bathroom to serve the remaining rooms.

Outside, the property boasts a wraparound garden, mainly laid to lawn with a charming patio area, perfect for al fresco dining. A real standout feature is the impressive 38ft garage/workshop, offering endless potential for hobbies, storage or even further development (STPP). The private driveway provides off-road parking for multiple vehicles.

Viewing is highly recommended to truly appreciate the space, flexibility and potential this wonderful home has to offer.



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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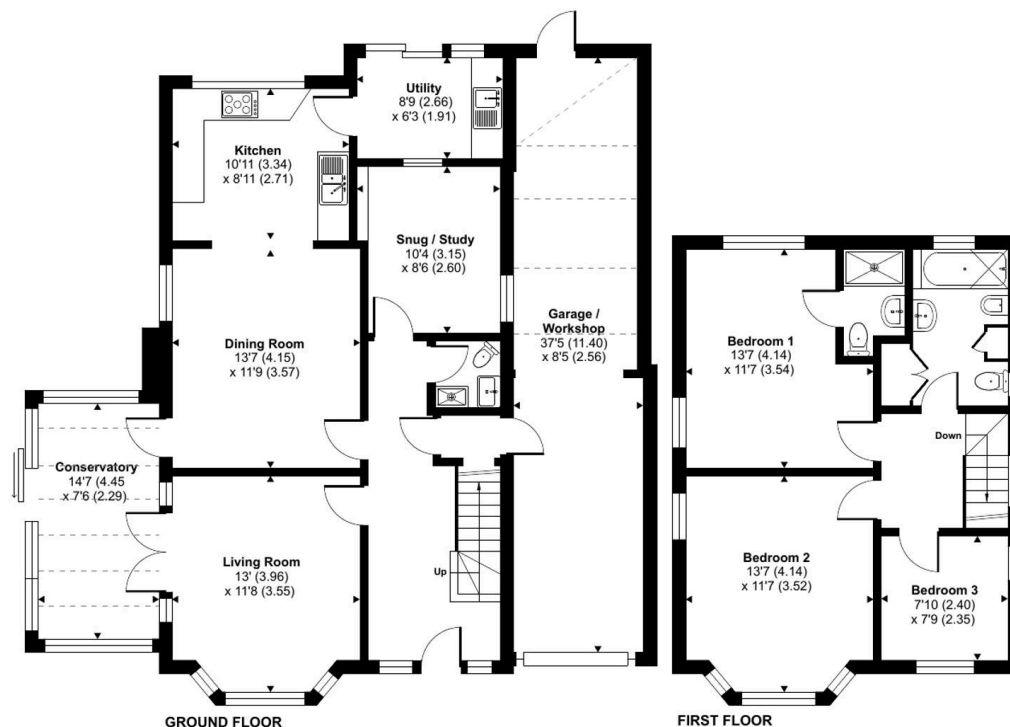
Carlton Avenue, Bognor Regis, PO21

Approximate Area = 1400 sq ft / 130 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 1690 sq ft / 156.9 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: 1294942





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D