

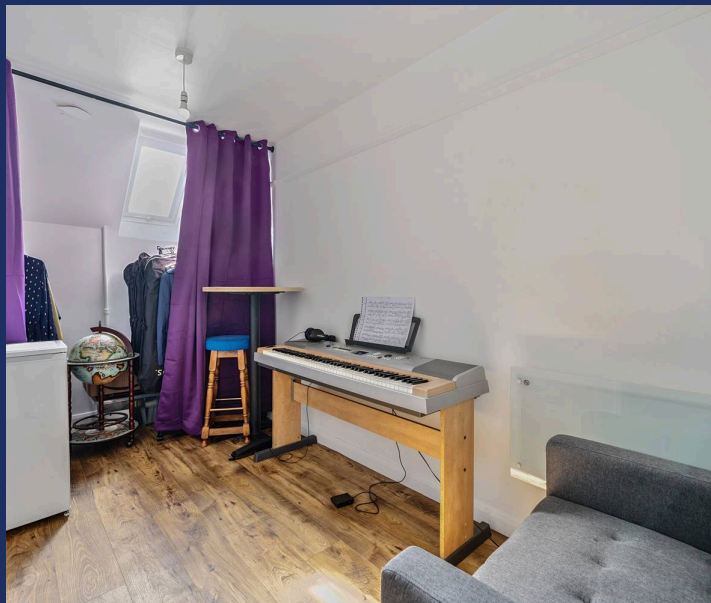




An excellent opportunity to purchase this well-presented first floor apartment, located in the popular Rose Green Village, just a short distance from Bognor Regis. Ideal for first-time buyers or investors alike, this property has been refurbished in recent years and benefits from its own private ground floor entrance, with stairs leading to a bright and spacious first-floor landing.

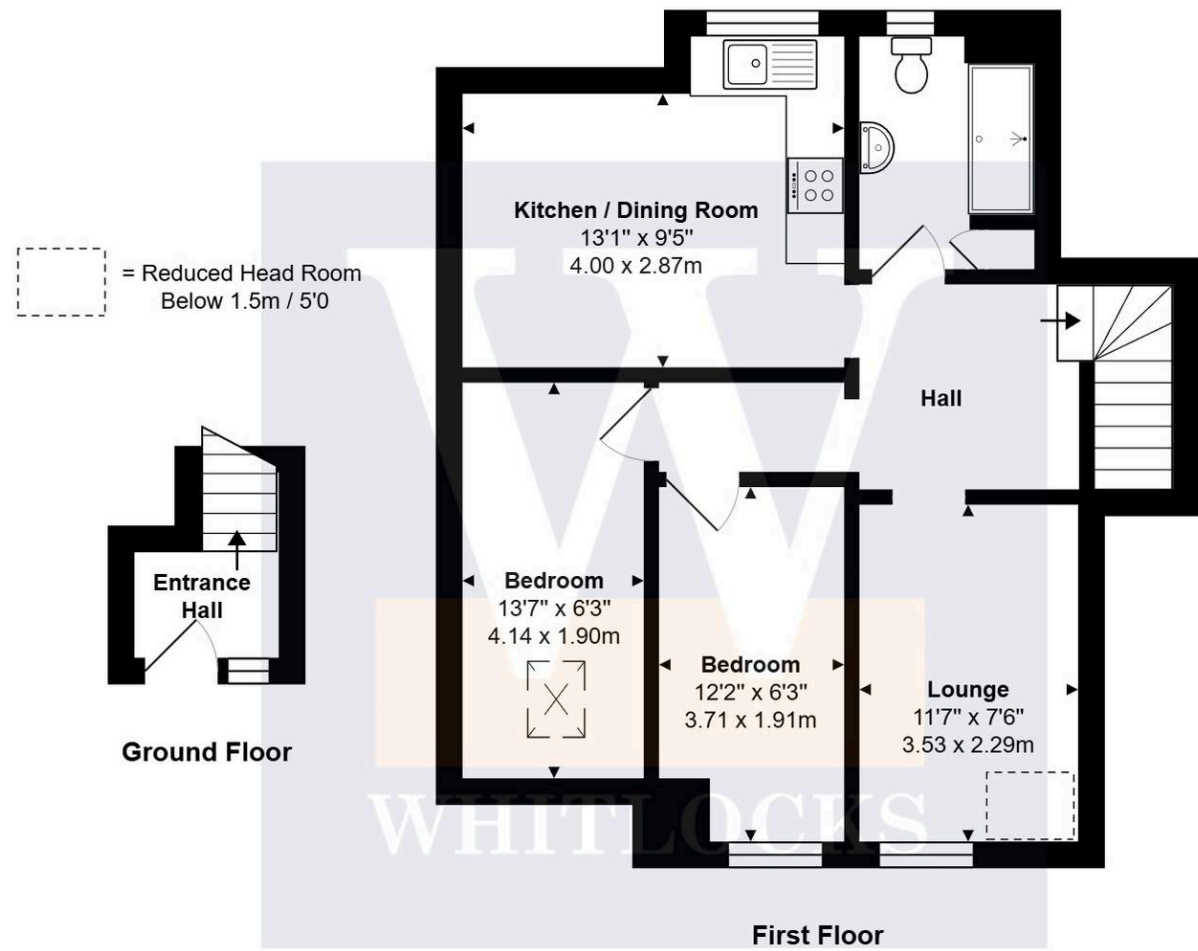
The accommodation comprises a living room, a spacious kitchen/dining room, two bedrooms, and a newly refurbished fully tiled shower room .

With excellent public transport links nearby and Aldwick Seafront located approximately one mile away, this is an ideal property for those looking for a convenient and attractive home or investment.



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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Total Approx. Floor Area 602 ft² ... 55.9 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Prepared by 1st Image 2025



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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E