



WHITLOCKS
ESTATE AGENTS

Carlton Avenue, Rose Green, Bognor Regis
£425,000



This charming detached family home offers spacious and versatile accommodation, combining character, practicality and excellent living space in a highly desirable residential location.

Upon entering, you are welcomed by an inviting entrance hall that leads through to the principal reception rooms. The impressive living room is a standout feature of the property, providing a bright and comfortable space for both everyday living and entertaining. A separate dining room offers the perfect setting for family meals and special occasions, while the conservatory provides an additional reception area overlooking the garden, ideal for year-round enjoyment.

The well-appointed kitchen is fitted with a range of units and ample worktop space, creating a practical environment for modern family life. A convenient ground-floor cloakroom further enhances the functionality of the home.

To the first floor, there are three bedrooms, including two generous doubles and a versatile third bedroom that could equally serve as a nursery, dressing room, or home office. These are complemented by a family bathroom and separate WC.

The property benefits from a well-balanced layout, generous room proportions, and an abundance of natural light throughout. Outside, a detached garage provides secure parking and valuable storage space.

Situated within easy reach of local amenities, schools, and transport links, this attractive home offers an excellent opportunity for families, professionals and those seeking additional living space in a well-regarded area.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

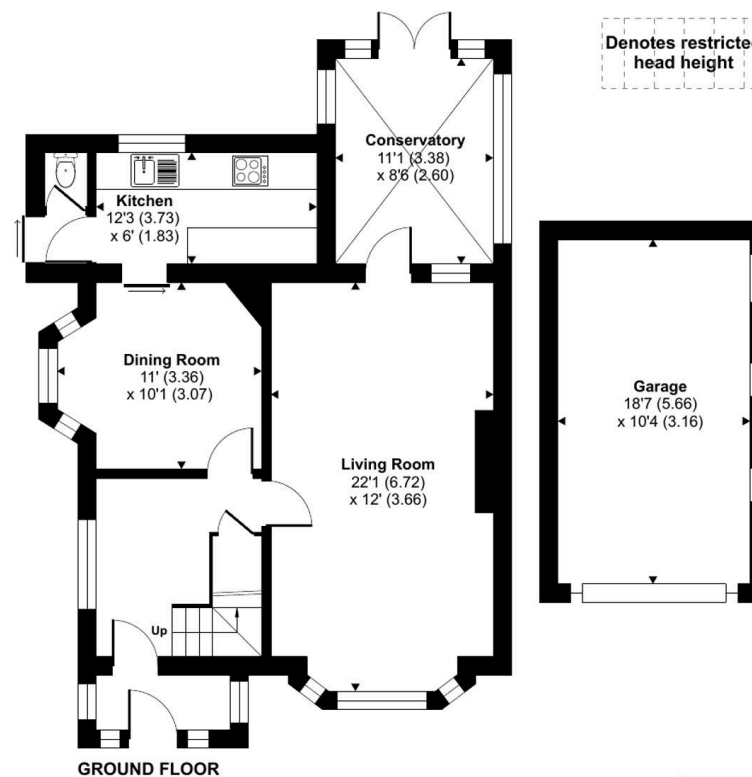
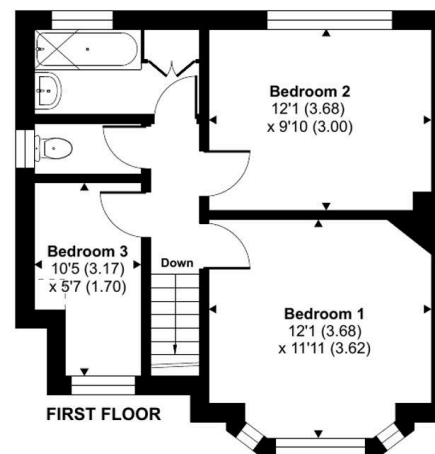


Rose Green Village is well known for its comprehensive range of amenities and is a popular area, especially for families. Amenities include Convenience Stores, a Butchers, Green Grocers, a Chemist, Post Office, a Doctors Surgery and many more. There are two highly desired Schools within the area; Rose 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 = 1119 sq ft / 103.9 sq m
 Limited Use Area(s) = 3 sq ft / 0.2 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1315 sq ft / 122 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 2026. Produced for Whitlocks Estate Agents. REF: 1470858





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Council Tax band: D
Tenure: Freehold