

Coastguards

18a Hawkins Close

Rose Green | Bognor Regis | West Sussex | PO21 3LW

Price £285,000

Freehold

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HO285 - 09/26

Features

- **Newly Renovated End Of Terrace Two Storey House**
- **Popular Location Close To Rose Green Infant School**
- **2 Good Size Double bedrooms**
- **Front Aspect Newly Fitted Kitchen/Breakfast Room**
- **Rear Aspect Living/Dining Room**
- **Newly Fitted Cloakroom & Bathroom (2WCs)**
- **Newly Fitted Gas Heating System (Radiators)**
- **NO ONWARD CHAIN**
- **924.2 Sq Ft / 85.9 Sq M**

Occupying a popular location adjacent to Rose Green infant school, in a non through road position, this exceptional, end of terrace, two storey house has been the subject of an extensive renovation program throughout recent months and is now offered for sale with no onward chain.

The incredibly bright and airy, well proportioned accommodation, comprises entrance vestibule, ground floor cloakroom/wc, impressive newly installed generous kitchen/breakfast room, dual aspect open plan living/dining room which provides access into the garden, first floor landing, two good size first floor double bedrooms and a first floor newly installed bathroom.

The property also offers double glazing, a newly installed gas heating system via radiators, updated electrics, newly fitted floor coverings, exceptional decor having been redecorated throughout, including skimmed ceilings, quality fitments and sanitary ware, along with a fully enclosed side/rear garden and resident's parking in nearby private enclosure.

The double glazed front door with external courtesy light leads into a welcoming generous entrance vestibule with cloaks hanging space, where there are doors to the kitchen/breakfast room and ground floor cloakroom which boasts a newly installed suite of wash basin and wc, along with a double glazed window to the rear.

The kitchen/breakfast room boasts a comprehensive range of high quality, newly installed units and work surfaces with an inset single drainer sink unit with mixer tap, integrated newly installed electric hob with concealed hood over, newly installed eye level oven, integrated dishwasher, space for a table and chairs and newly fitted floor covering.

Glazed sliding double doors lead to the rear into the adjoining open plan living/dining room which has a double glazed window to the rear, newly fitted carpet, an open plan carpeted staircase to the first floor with hand rail/balustrade with under stair recess and double glazed French doors to the side, providing access into the fully enclosed side/rear garden.












The first floor landing has a newly fitted carpet and doors to the two double bedrooms and bathroom.

Bedroom 1 is a really good size double bedroom with a double glazed window to the front and newly fitted carpet. Bedroom 2 is positioned at the rear of the property and is also a good size double room which has a double glazed window to the rear and newly fitted carpet.

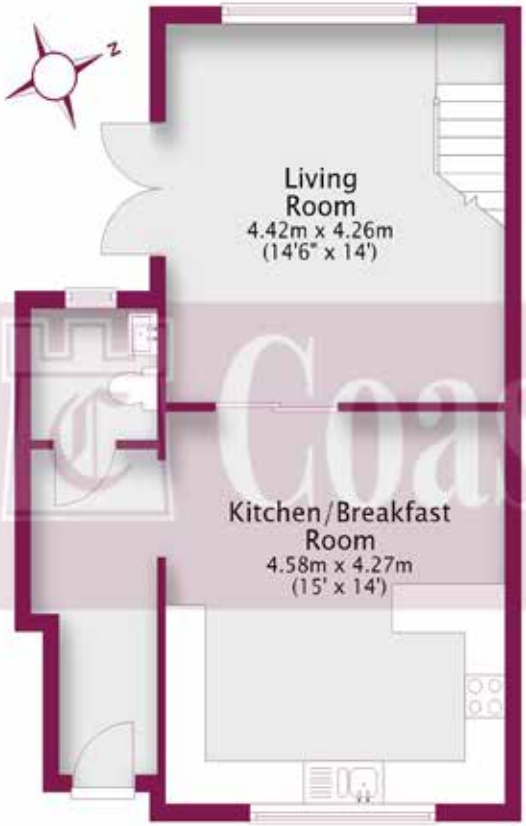
The bathroom boasts a newly fitted white suite of P-shaped bath with shower over and fitted glazed shower screen, wash basin with storage under, close coupled wc, ladder style chrome heated towel rail, newly fitted floor covering and a double glazed window to the side.

Externally, there is an open plan frontage laid to lawn with pathway leading to the front door, while to the rear there is a fully enclosed side/rear garden, which wraps around the property to one side and has a gate providing access out to the side.

Current EPC Rating: D (68) **Council Tax:** Band C £2,149.67 p.a. (Arun District Council / Aldwick 2026 -2027)

Ground Floor

Approx. 47.4 sq. metres (509.8 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



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Total area: approx. 85.9 sq. metres (924.2 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.





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