















AT A GLANCE

-  Three Bedroom Chalet Style Home
-  Newly Landscaped West Facing Garden
-  Sought After Cul-De-Sac Location
-  Off Road Parking
-  Impressive Kitchen/Dining Room
-  Living Room Overlooking Garden
-  Master Bedroom With En-suite
-  Utility Room & Family Bathroom
-  Hot Tub & Bar Area
-  Short Drive To Aldwick Beach





ABOUT THE PROPERTY

On entrance to this extended chalet style semi detached home is a pleasant hall. This home is well laid out with two good sized bedrooms to the front., leading through to an impressive kitchen/ dining room, with a brilliant island, plenty of cupboard space and a clever dining area with storage. Off of the kitchen/dining room is a useful utility room leading to a downstairs bathroom. French doors open up to a good sized living room that opens up and overlooks the garden.

The master suite greets you upstairs with an en-suite bathroom, plenty of storage space and wardrobe. This room is a great space to have with a lovely window overlooking the garden.

To the rear is a newly landscaped west facing rear garden, with a hot tub and bar area to the rear this is a brilliant space to enjoy. From the living room is a lovely patio a decked area, mature flower & plant beds have been created to give privacy and a easy to manage space.

The front has a walled driveway for two cars and access down the side.

This home is situated in a sought after road in Rose Green, please contact Joe & NEXA to appreciate what this lovely home has to offer.

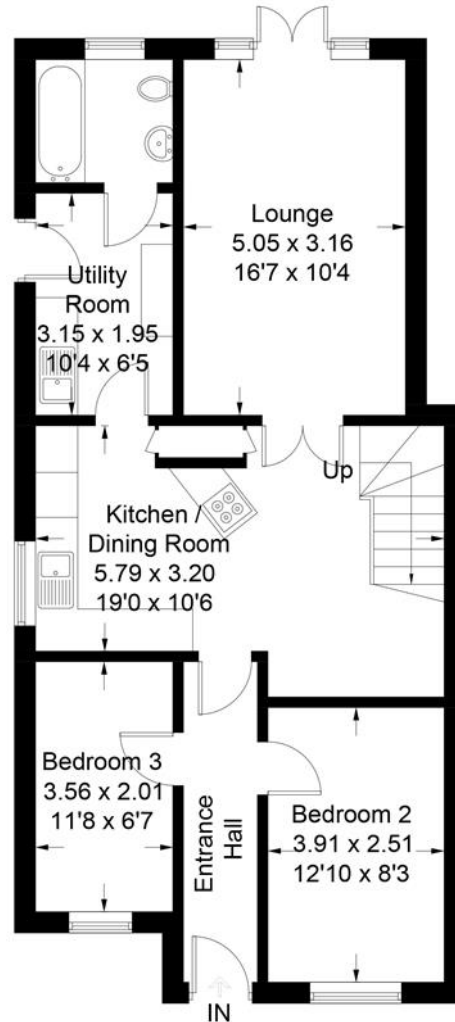




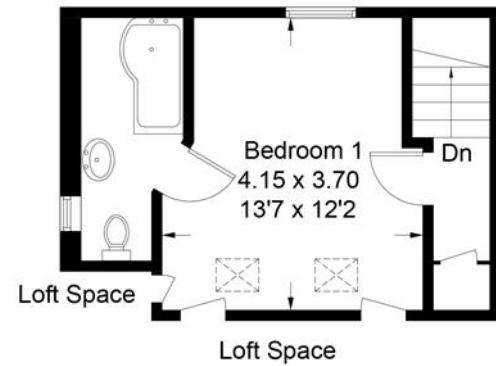


Lincoln Avenue, Bognor, PO21 3 EJ

Approximate Gross Internal Area = 94.7 sq m / 1019 sq ft



Ground Floor



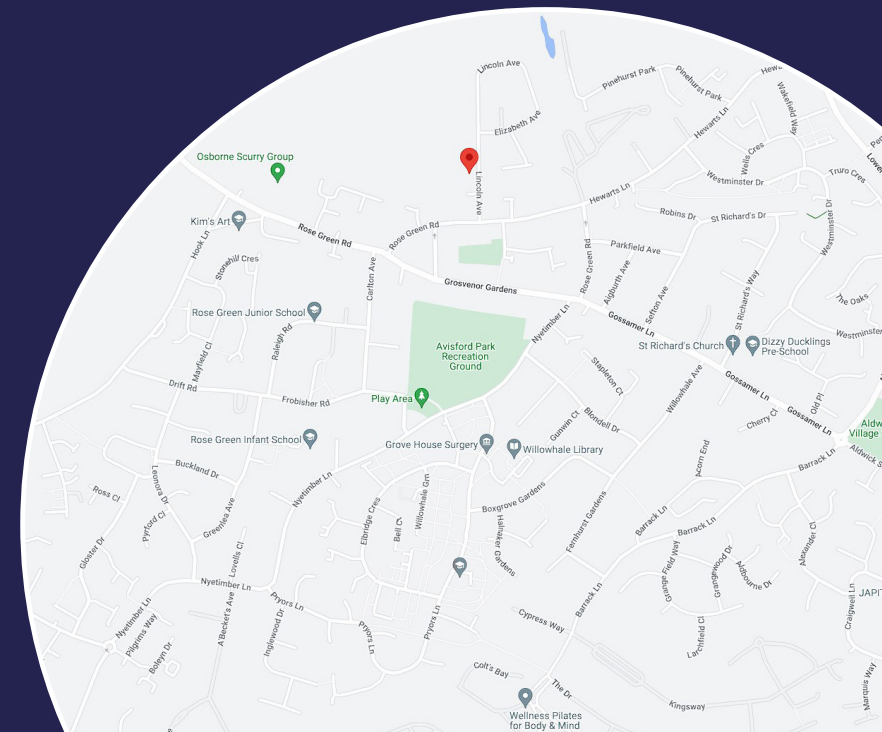
First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1007426)



LOCATION

Rose Green is a district located in Bognor Regis, a seaside town in West Sussex, England. Bognor Regis is known for its coastal location, beach, and seaside attractions. Rose Green is one of its neighborhoods, and like the rest of Bognor Regis, it offers a mix of residential areas and amenities for its residents and visitors. The town is a popular destination for tourists during the summer months due to its beaches and seaside activities.





THE AGENT

Melanie Longlands MNAEA
Client Director

Melanie has had a successful career in property sales, lettings and management including running her own businesses both in the UK and abroad. Her passion for property began from a young age, drawing houses and her dream home in every detail, this extends into architecture, interior design, and even some DIY!

This passion is represented by three key elements she brings into her work: innovation, relationships, and creativity.

Melanie believes that being a Client Director of property is not just about buying and selling properties; it's also about the art of negotiation, problem-solving, and finding creative solutions. She is passionate about finding unique and creative ways to overcome challenges, identify opportunities and create win-win situations for her clients.

Melanie has positive values and objectives which have matured with her personal growth, and she enjoys creating, building, and maintaining client rapport which allows her to continually deliver high standards of customer service. Her passion for properties is evident in her drive and enthusiasm to deliver beyond expectations.

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



NEXA

PROPERTIES



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