





AT A GLANCE

-  Newly Renovated Five Bedroom Detached Home
-  Stunning Open Planned Kitchen/Living/Dining
-  West Facing Garden With Alfresco Area
-  Stylish Kitchen With Integrated Appliances
-  Versatile Downstairs Bedrooms
-  Large Master Bedroom
-  Downstair Bathroom & Upstairs Shower Room
-  Driveway & Large Side Access
-  Close Proximity To Local Popular School
-  Easy Walk to Aldwick Beach





ABOUT THE PROPERTY

On entry to this stunning home an instant feel of style and attention to detail is felt. Firstly you are greeted by two ground floor bedrooms and a beautiful family bathroom to the front of this home. Leading through to a triple aspect extended open planned Kitchen/Living/Dining room, with a stunning kitchen with quartz worksurfaces, integral appliances and breakfast bar area, large dining space and a sitting area with a multimedia wall. A useful utility room completes the ground floor.

The first floor is composed of three bedrooms and a sleek shower room. The master bedroom stretches across the rear of the house with a large wardrobe area and dressing area. Two good sized single bedrooms to the front could be converted into another large bedroom.

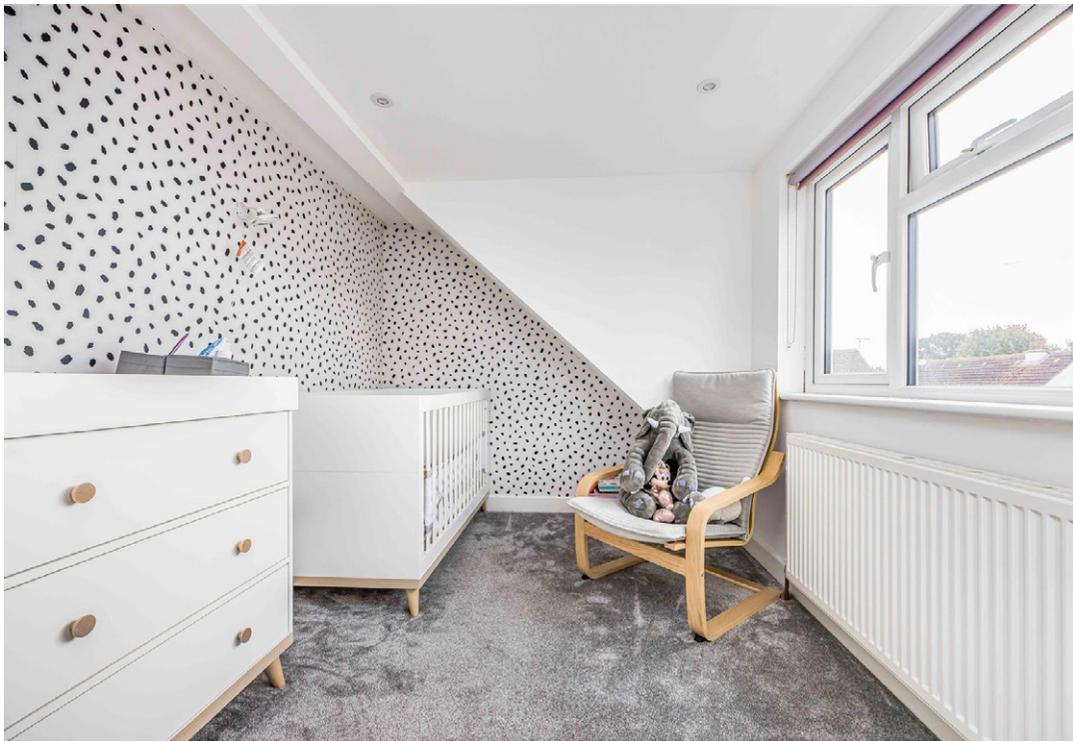
To the rear is a beautiful west facing rear garden, with alfresco dining area, large lawn space and a great play area for children. There is a large access to the side leading to the front and you're not overlooked for privacy. The front has a driveway for several cars.

Within walking distance is a very popular primary/infants school, local amenities and good bus links to Bognor Regis & Chichester.

Please call Joe @ NEXA to arrange your highly recommended viewing.











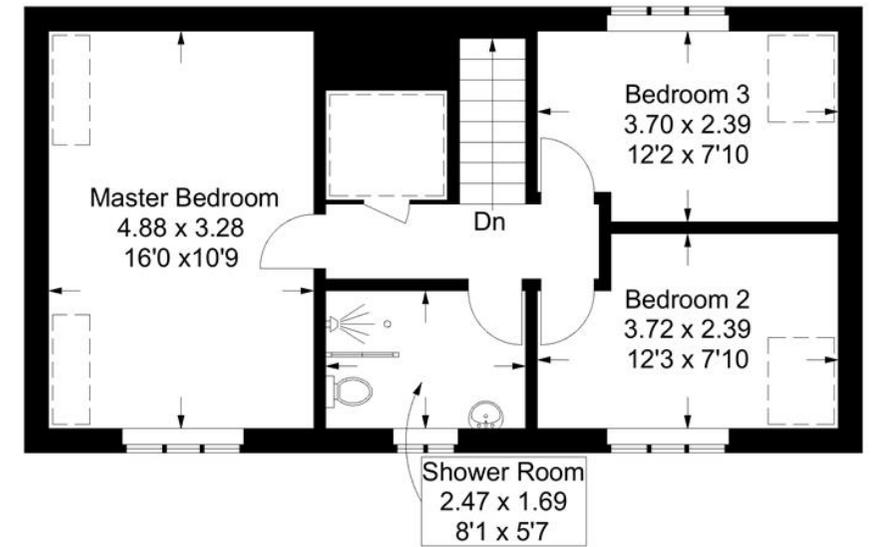
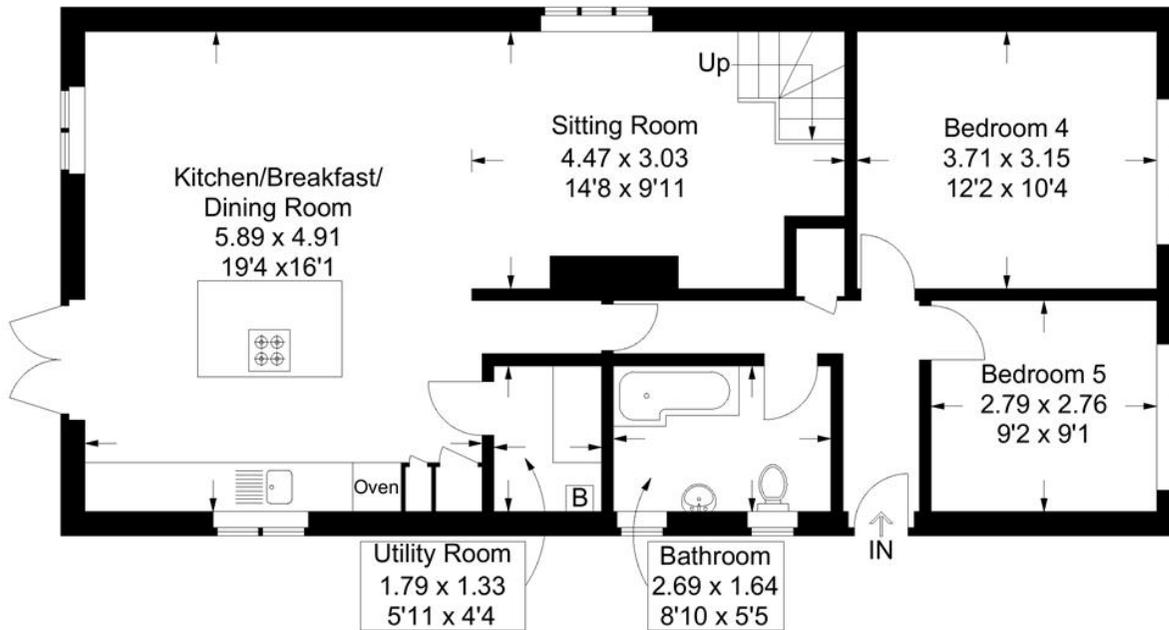
Carlton Avenue, Bognor Regis

Approximate Gross Internal Area = 121.5 sq m / 1309 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 4.7 sq m / 50 sq ft

Total = 126.2 sq m / 1359 sq ft



Ground Floor

First Floor

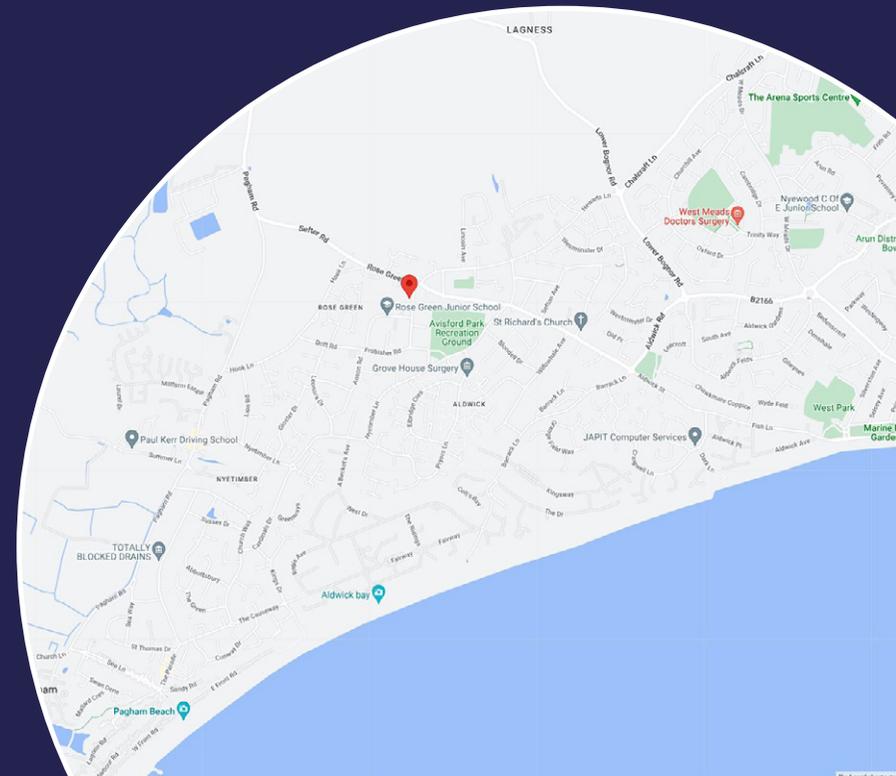
= Reduced headroom below 1.5m / 5'0

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.



LOCATION

Rose Green is a suburban area located in Bognor Regis, a seaside town in West Sussex, England. With its picturesque surroundings and coastal charm, Rose Green is a delightful place to reside. Whether you're strolling along the beach or exploring the nearby countryside, there's a sense of tranquility in this idyllic corner of the UK.





THE AGENT

Joe Feast
Client Director - Sales & Lettings

Joe has been in estate agency since 2012 and has loved working in the property industry since day one. Starting as a Junior Negotiator within the first year he was promoted to Senior Negotiator and became Head Valuer of the two local Bognor Regis offices and moved on to become Branch Manager making a very successful office. Joe is a very motivated individual that thrives to give the best customer service, it is always a delight for him to give someone the keys to their new home. Outside of work Joe loves to see the world and experience new adventures. Joe is a very active person who really enjoys sports and family are a very important part of his life.

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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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