



74 Hook Lane | Rose Green | West Sussex | PO21 3PE

Offers Over £399,950 | Freehold

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JUST BUNGALOWS

74 Hook Lane

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

NO399 - 09/26

- **Superbly Appointed Semi-Detached Chalet Style House**
- **2 - 3 Bedrooms & Open Plan Living Space**
- **Principal Bedroom with En-Suite Shower Room**
- **Double Glazing & Gas Heating (Radiators & Combination Boiler)**
- **Extensive Parking & Oversize Garage/Workshop**
- **954.1 Sq Ft / 88.6 Sq M (Plus Garage)**

This superbly appointed semi-detached chalet style house, which has been the subject of an extensive renovation project by the current owner throughout recent years, is offered for sale, literally ready to move into, with skimmed ceilings, quality fitted floor coverings, updated electrics and heating system, double glazing and quality fitted kitchen and bathroom fittings.

The deceptive accommodation comprises: entrance vestibule, open plan living room and kitchen/diner, versatile ground floor reception/bedroom 3, ground floor bathroom, landing, principal first floor bedroom with en-suite shower room and first floor guest double bedroom. The property also offers extensive on-site parking, an oversize garage/workshop and a good size fully enclosed rear garden.

The double glazed front door with flank natural light panel opens into an entrance vestibule with built-in cloaks storage cupboard and adjacent built-in cupboard housing the meters and consumer unit. Modern internal doors lead to the versatile home office/bedroom 3 and main living room. The main living room is a good size through room with window to the front, feature fireplace and a carpeted staircase with handrail/balustrade to the first floor landing. A door to the side leads from the living room to the ground floor bathroom, while the living room itself is open plan to the kitchen/diner positioned at the rear which has two windows and French doors to the rear, providing access into the rear garden. The kitchen has been tastefully updated with a range of units and fitted work surfaces with a single drainer sink unit, 4 burner gas hob with feature hood over, eye level twin oven/grill, tiled splash-back surround, space for a fridge/freezer and an integrated dishwasher.

The ground floor versatile home office/bedroom 3 has a window and double glazed door to the side, a built-in shelved storage cupboard, along with wood effect flooring. The ground floor bathroom has been tastefully refurbished and boasts a white suite of panel bath with mixer tap/shower attachment, wash basin with storage under, enclosed cistern wc with adjacent drawer storage, tiled walls and flooring, ladder style heated towel rail, window to the side and space and plumbing for a washing machine with useful laundry cupboard over.

The first floor landing has a window to the rear, over-stair built-in storage cupboard and doors to the two first floor bedrooms. The principal bedroom suite has a good size bedroom area with window to the rear, an interconnecting door to bedroom 2 should someone wish to utilise it as a dressing room and a door to the adjoining en-suite shower room, which has an oversize corner shower enclosure with shower, wash basin with storage under, enclosed cistern wc, fitted storage cupboard, ladder style heated towel rail, extractor and skylight window to the front, along with a cupboard housing the modern gas combination boiler. Bedroom 2 has a skylight window to the front, access to eaves storage and space for a free-standing double wardrobe.

Externally, the property occupies a wider than average plot with a generous gravel driveway providing on-site parking for several vehicles, caravan/motor home/boat etc and an area laid to lawn. A gate between the garage and main dwelling leads though to a wide pathway to the rear. The oversize garage is a real feature of this home with a 2.15m electrically operated vertical roller door at the front, power, light, fitted work-surfaces and storage cupboards, a double glazed window to the rear and double glazed door to the side. The rear garden boasts a generous paved terrace, along with a main area of lawn and hard-standing at the rear for a shed/greenhouse etc.



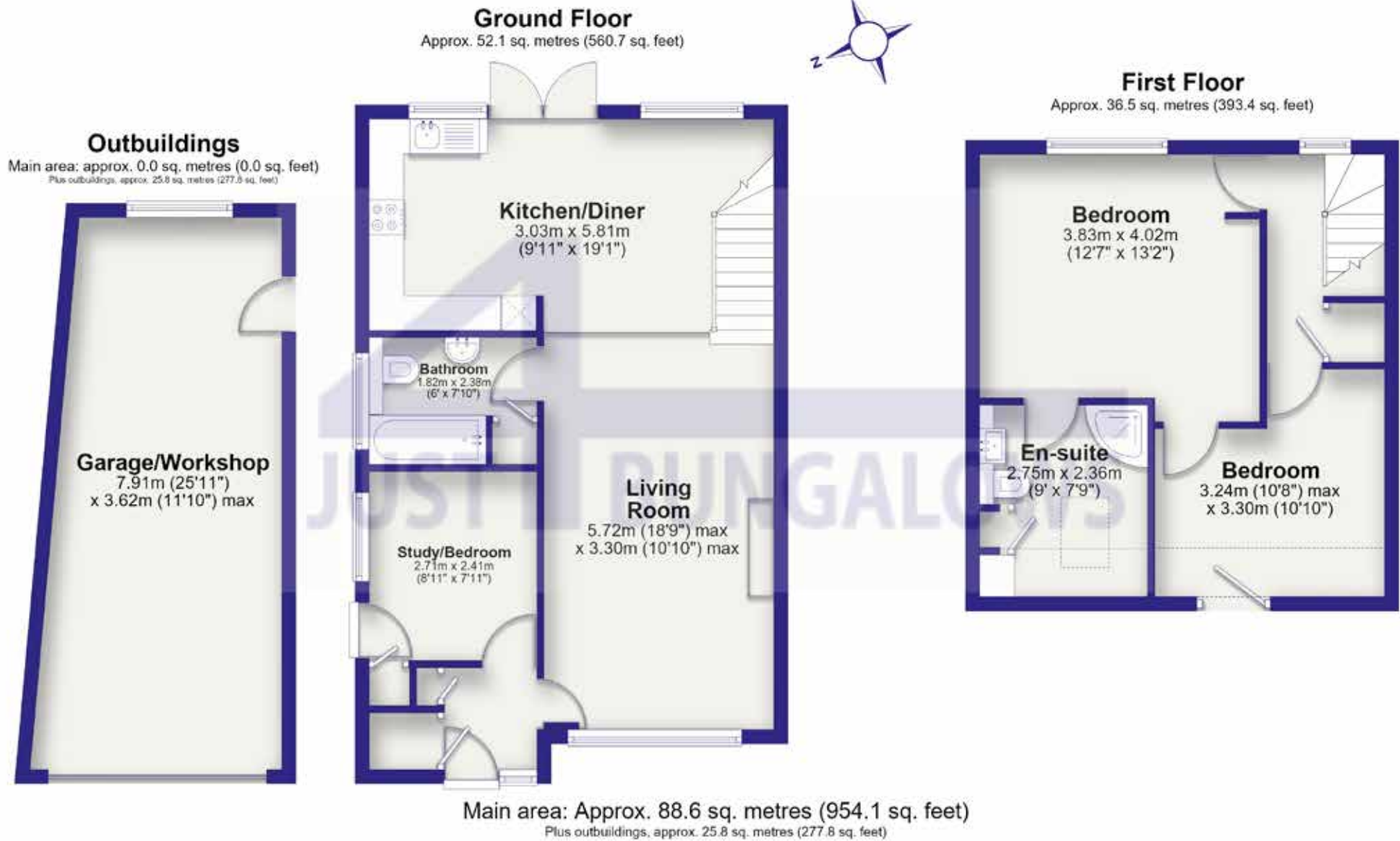


Current EPC Rating: C (71)

Council Tax: Band C £2,151.63 p.a (Arun District Council / Pagham 2026 - 2027)

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Plan produced using PlanUp.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.