

Rose Garden Gossamer Lane,Bognor Regis PO21 3AT

fox & sons

welcome to

Rose Garden Gossamer Lane, Bognor Regis

Introducing Rose Garden. An impressive detached family home set on a third of an acre in the sought-after Aldwick area. With four bedrooms and substantial extensions offering excellent scope to create a self-contained annexe.





The house blends period charm with generous living space. Original oak doors with Sussex latches, wood panelling, and a unique front door lead into a characterful entrance hall with quarry tiles and a feature staircase. The spacious reception room centres around a striking Inglenook fireplace with wood burner, opening to a large, heated conservatory that overlooks the pretty rear garden with Indian stone patio and decked gazebo.

The kitchen/breakfast room includes extensive base units, wooden worktops and a breakfast bar, with an adjacent pantry and cloakroom. The significant rear extension currently offers two large rooms, a utility/ironing room and a games room/home office with full-fibre broadband. Together, these create an ideal footprint for a separate annexe.





Upstairs, the principal bedroom enjoys double aspects, a fireplace and an en-suite, alongside three further double bedrooms, a family bathroom and a separate WC.

Outside, the property provides parking for at least four cars, a double garage and a substantial car port. Gardens wrap around the house, including a large front lawn with mature planting, a vegetable patch and a wildflower area.

This is a rare opportunity to own a beautifully crafted home with architectural character, exceptional space and outstanding annexe potential.



view this property online fox-and-sons.co.uk/Property/BRG109486

welcome to

Rose Garden Gossamer Lane, Bognor Regis

- DETACHED FAMILY HOME
- SET WITHIN APPROX ONE THIRD OF AN ACRE
- ATTRACTIVE WRAP AROUND GARDEN
- SPACIOUS KITCHEN / BREAKFAST ROOM
- LARGE SINGLE GARAGE WITH PITCHED ROOF

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in excess of

£850,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BRG109486

The Property Ombudsman

Property Ref:
BRG109486 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01243 864161

BognorRegis@fox-and-sons.co.uk

59 High Street, BOGNOR REGIS, West Sussex, PO21 1RX

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.