



Pagham Chase, 19 Parkfield Avenue, Rose Green, Bognor Regis

Guide Price £550,000

 Henry Adams  
estate agents







## Pagham Chase, 19 Parkfield Avenue, Rose Green

- Spacious Detached Character House
- Sitting Room & Dining Room
- Bespoke Fitted Kitchen
- Five Bedrooms over Two Floors
- Bathroom with Separate WC
- Ample Off-Road Parking plus Double Garage
- Secluded Front and Rear Garden
- Self-contained Annexe Potential
- No Forward Chain

A rare opportunity to purchase a spacious detached three storey house situated in a popular area of Rose Green village.

The accommodation comprises spacious and welcoming entrance hallway, sitting room with bay window and open fireplace, the dining room has patio doors to the rear garden. The kitchen is fitted with bespoke pine units with eye-level double oven and gas hob, this is open to the pantry and utility which has rear access.

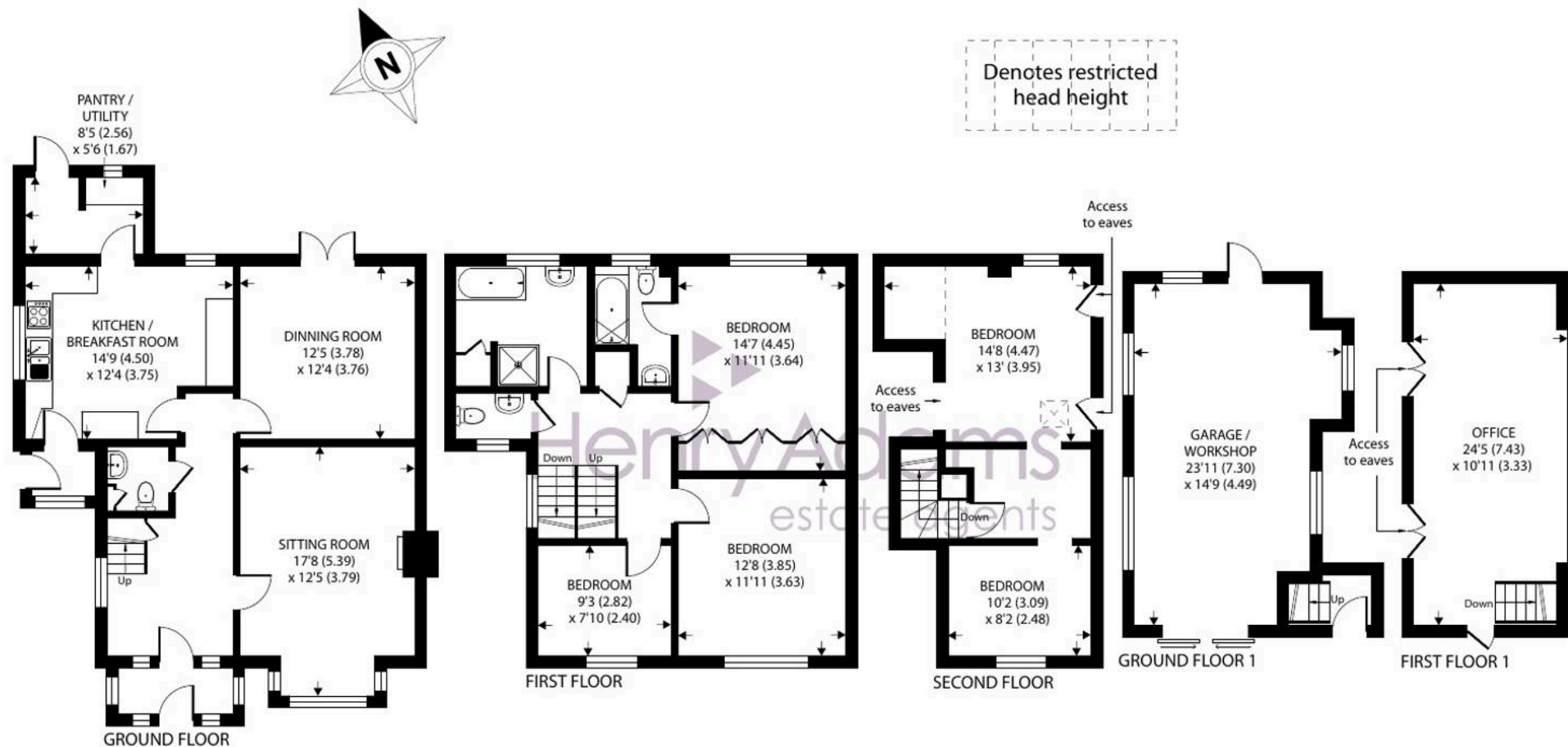
On the first floor, there are two double bedrooms one with a full bank of fitted wardrobes, a generous single and the family bathroom plus a separate WC. On the 2nd floor, there are two further bedrooms.

The detached double garage has stairs to the first floor which is currently used as an office, however, with the correct planning permissions this could become a self-contained annexe.









## Parkfield Avenue, Bognor Regis

Approximate Area = 2064 sq ft / 191.7 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Garage = 309 sq ft / 28.7 sq m

Total = 2396 sq ft / 222.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1251728



Outside, the front driveway with a five-bar gate provides ample off-road parking and leads to the detached double garage. There is a larger than average front lawn and established trees and shrubs. The rear garden, which complements the property has a raised deck, ideal for entertaining, established borders and a lawned area.

The property is conveniently situated just around the corner from Rose Green village centre, which offers a range of local facilities including a pharmacy, post office, convenience food store, family butcher and fishmonger. A popular infant and junior school, library and doctors surgery are also in the local vicinity. The cathedral city of Chichester is about six miles away where there is a comprehensive array of fashionable restaurants and bistros, excellent pedestrian shopping precinct and the famous Chichester Festival Theatre.

What3Words ///tolerates.thrashing.again

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E







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