



43 Carlton Avenue, Rose Green

Guide Price £535,000

43 Carlton Avenue

- Detached House
- Principal Bedroom Suite
- Three Further Bedrooms
- Large Extension Across Rear of the House
- Excellent Kitchen/Dining/Reception Room in Extension
- Reception Room with Wooden Floors
- Study
- Off-Street Parking
- Corner Plot
- Additional Rear Access Parking

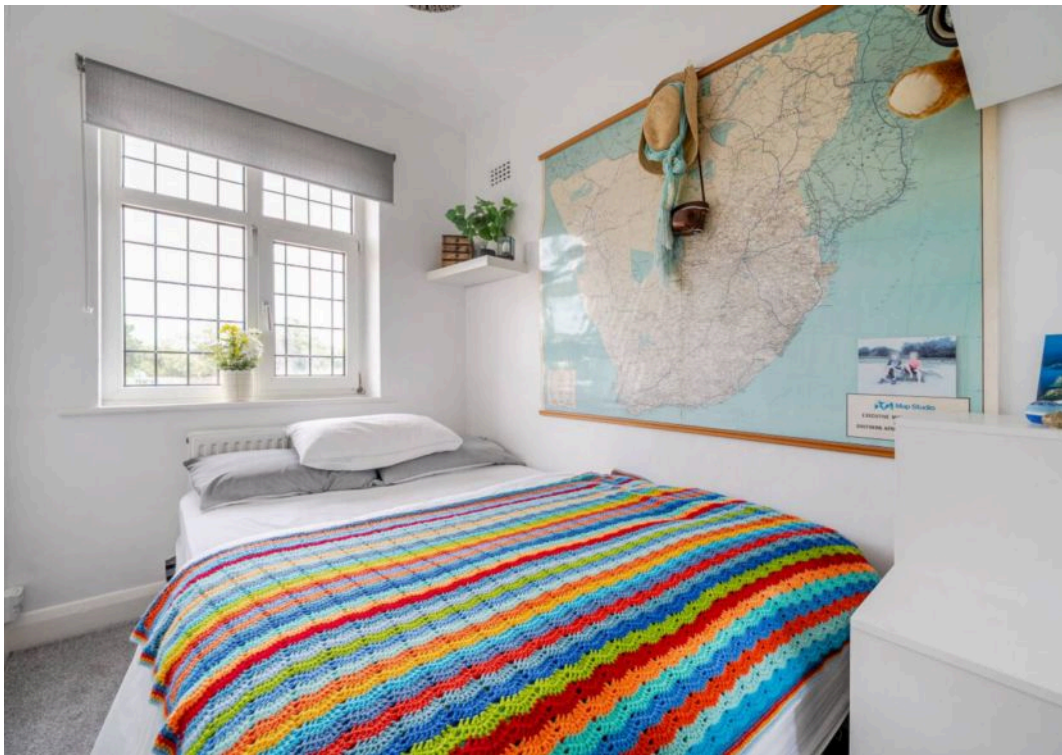
A charming and spacious four bedroom double fronted detached house. The main feature of this really well presented residence is a superb extension across the back of the house which opens onto the garden and transforms the reception space.

On entering the house the front door opens to a spacious hallway leading to most ground floor rooms. Firstly, there is a charming formal reception room with a lovely bay window, original stripped wooden floor, Victorian style fireplace and picture rail. On the other side of the hallway is a spacious study. The hall opens to the rear extension which contains a well equipped modern kitchen with large breakfast bar and then ample reception space. This in turn opens to the conservatory looking onto the garden and to the utility room and and downstairs cloakroom/shower room just off the kitchen area.

On the first floor, there is a spacious principal bedroom suite to one side of the landing and three additional bedrooms and family bathroom to the other.

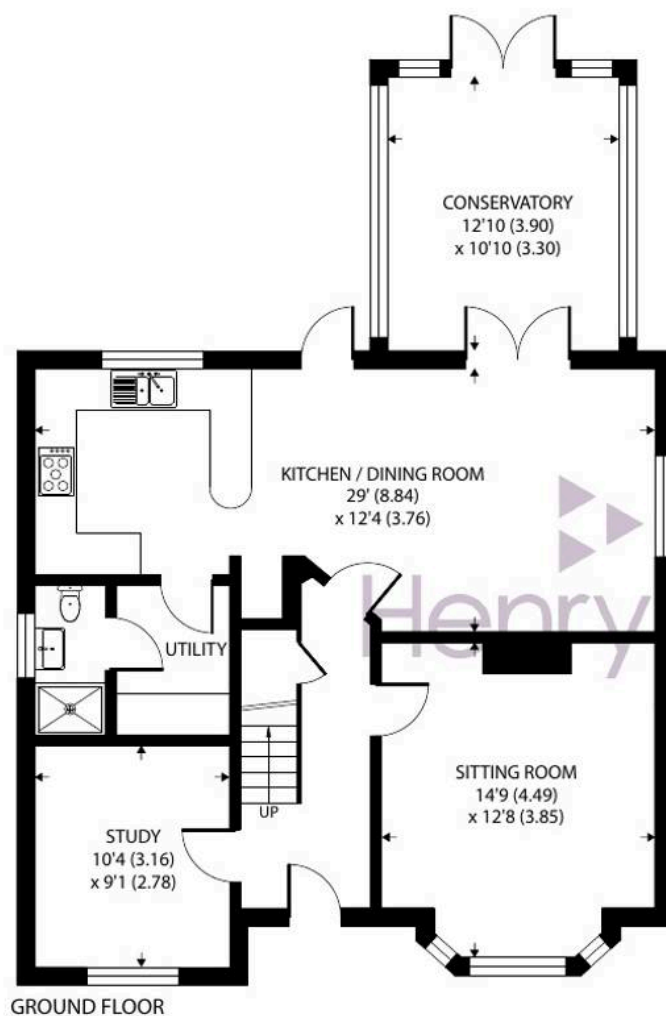








Denotes restricted
head height



Carlton Avenue, Bognor Regis

Approximate Area = 1691 sq ft / 157 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Total = 1696 sq ft / 157.4 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). © n̄checom 2025.
Produced for Henry Adams. REF: 1316260

Offering the convenience of off-street parking to the front, the house occupies a corner plot and further benefits from rear access via gates at the bottom of the garden offering additional parking.

The spacious garden is west facing with a large patio area and the rest is laid to lawn. The lovely garden offers endless possibilities for enjoyment and leisure.

Rose Green is located to the west of Bognor Regis within the parish of Aldwick. It offers a range of local facilities including an infant and juniors school, doctors surgery, pharmacy, post office, library, convenience store, newsagent, family butcher and hardware store. Bus services pass nearby giving access to the seaside town of Bognor Regis and the Cathedral City of Chichester.

What3Words ///Strike.muffin.lyrics

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.