



31 Lincoln Avenue, Rose Green

Guide Price £325,000

31 Lincoln Avenue

- Semi-detached Bungalow
- Scope to Extend
- Large Extended Reception Room
- Two Bedrooms
- Off-street Parking
- Large West Facing Garden
- Close to Rose Green
- No Onward Chain

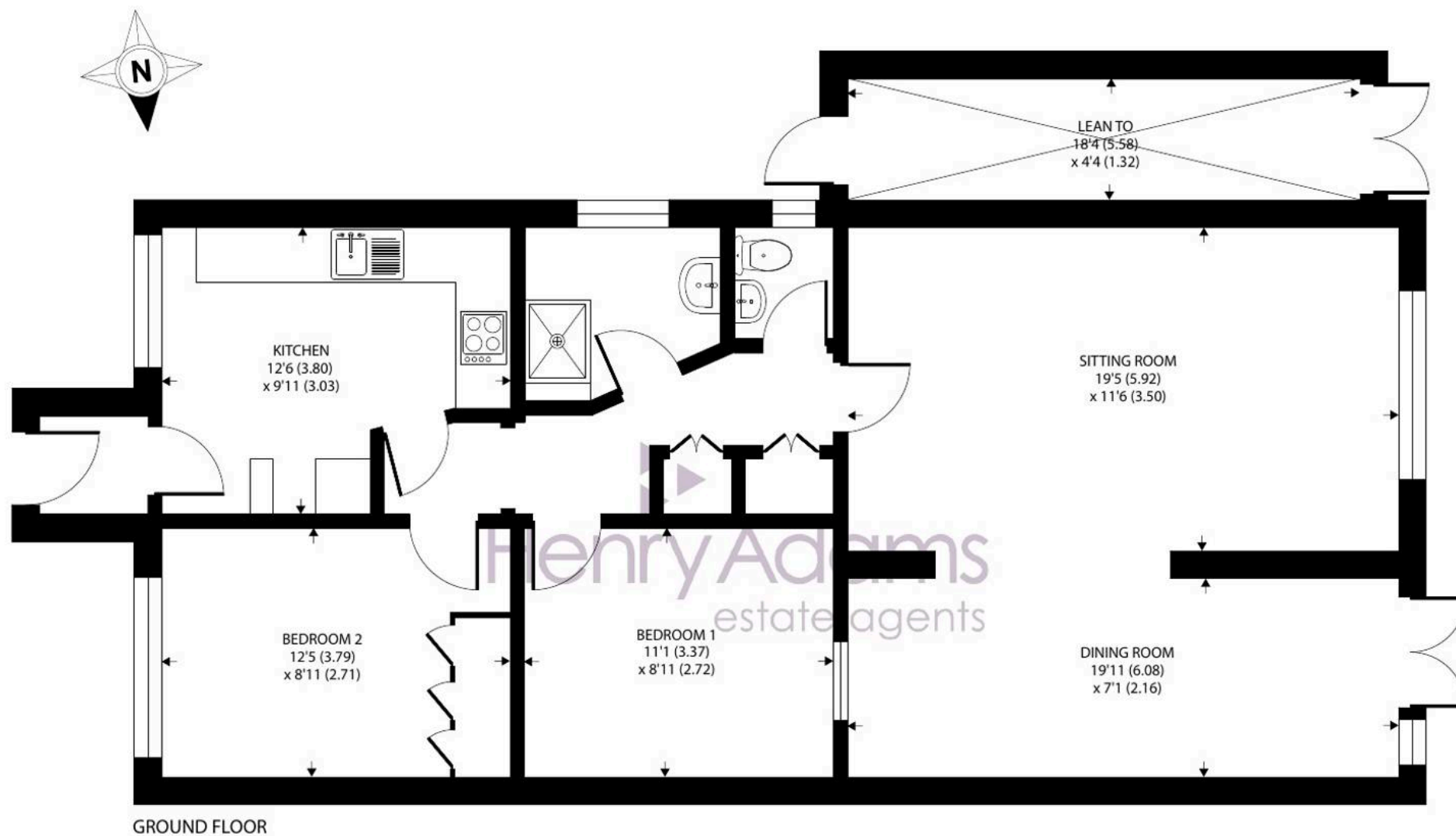
This well-presented two bedroom semi-detached bungalow offers an excellent opportunity for buyers seeking a comfortable home with the added benefit of no onward chain.

Located in a popular residential area close to Rose Green, the property boasts a spacious, extended reception room that provides flexible living and dining space, ideal for both relaxing and entertaining. The accommodation also includes a bright kitchen, two well-proportioned bedrooms, and a family shower room. With scope to extend (subject to the necessary planning permissions), this bungalow offers potential for future growth, making it an attractive proposition for downsizers, first-time buyers, or investors alike. Additional features include double glazing, gas central heating, and ample storage throughout.

Externally, the property is complemented by a large west-facing rear garden, which enjoys plenty of afternoon and evening sun, perfect for outdoor dining, gardening, or simply unwinding in a private setting. The generous plot provides further potential to extend the property if desired, while still retaining a substantial outdoor space. To the front, there is convenient off-street parking for multiple vehicles, along with side access to the rear garden.







Lincoln Avenue, Bognor Regis

Approximate Area = 882 sq ft / 81.9 sq m (excludes lean to)

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 2026. Produced for Henry Adams. REF: 1400193

The property is conveniently situated within Rose Green village which offers a range of local facilities including a pharmacy, post office, convenience food store, newsagent, family butcher and hardware store. 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 where there is a comprehensive array of fashionable restaurants and bistros, excellent pedestrian shopping precinct and the famous Chichester Festival Theatre.

What3Words [///smart.hurricane.warp](https://www.what3words.com/smart.hurricane.warp)

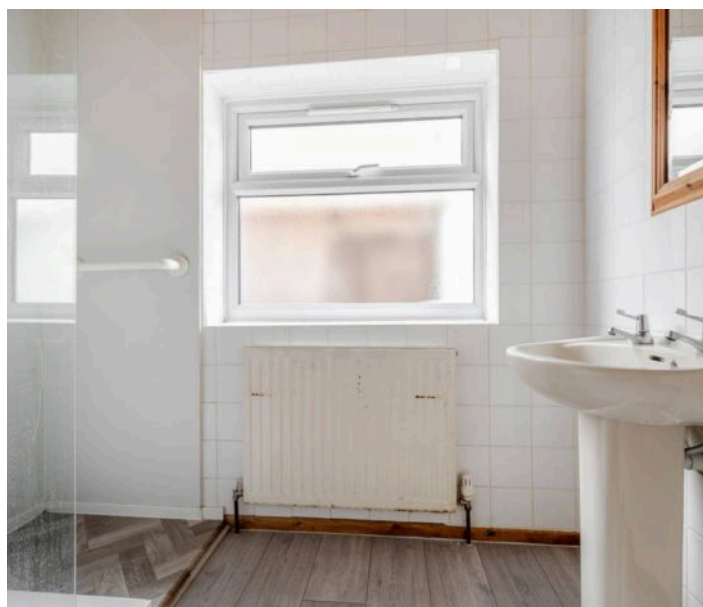
Tenure: Leasehold. We understand there is a 999 year lease from 25/03/1938.

Ground Rent: We understand there is a ground rent of approximately £7 p.a.

Council Tax band: B

Tenure: Leasehold

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.