

74 Hook Lane, Rose Green, Bognor Regis, West Sussex, PO21 3PE

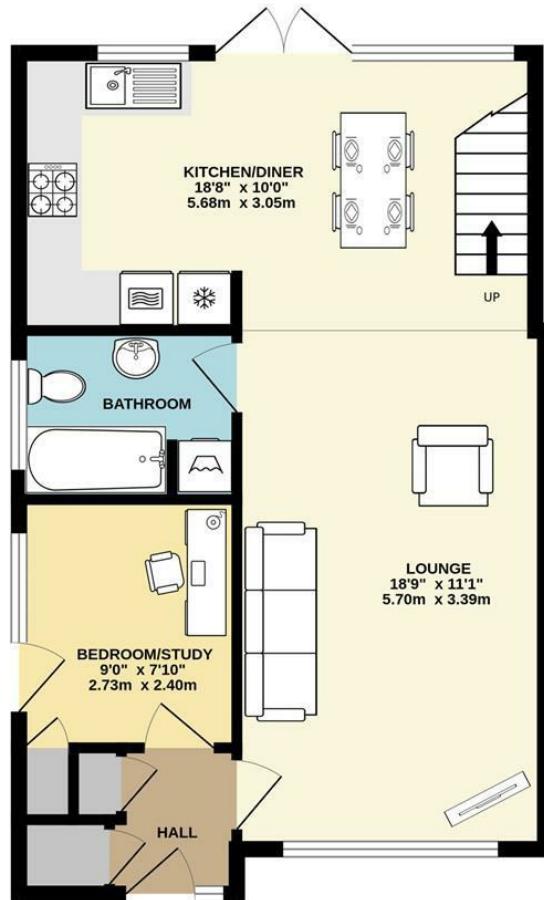
£425,000

Freehold

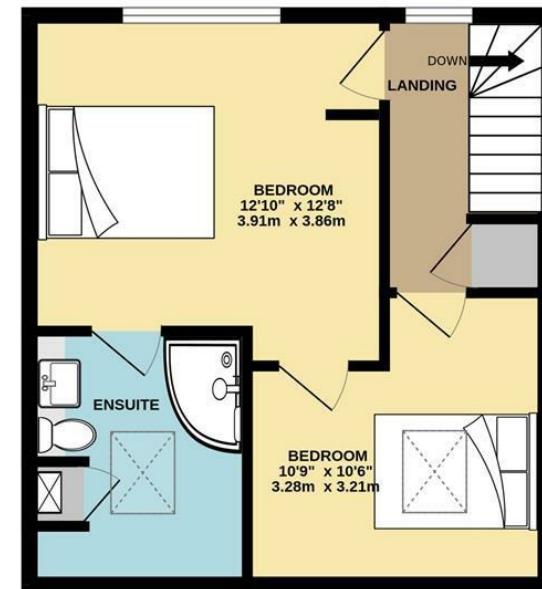




**GROUND FLOOR**  
855 sq.ft. (79.4 sq.m.) approx.



**1ST FLOOR**  
382 sq.ft. (35.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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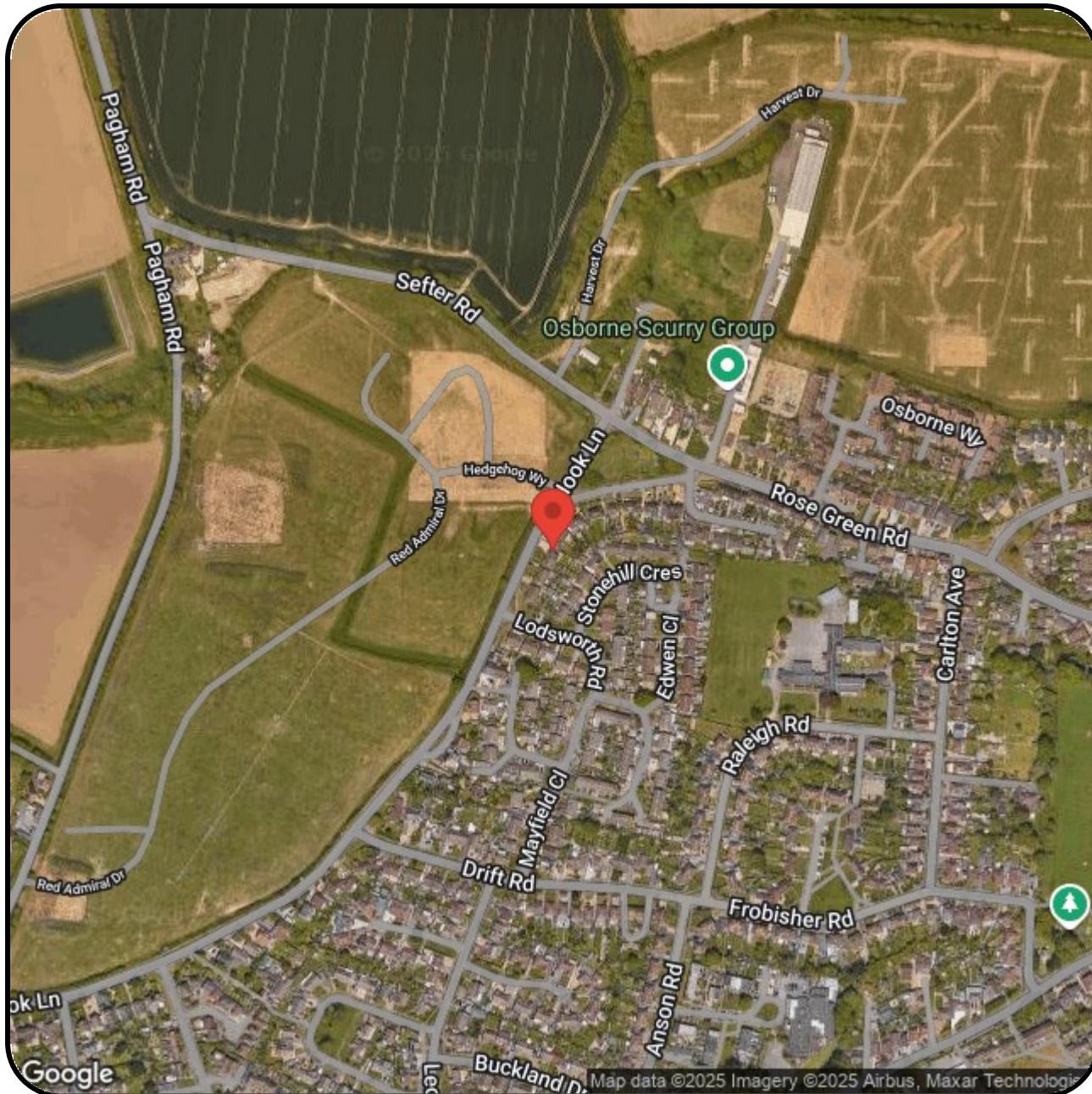
- Refurbished and Extended Semi-Detached Chalet
- Open-Plan Lounge leading into Kitchen/Diner
- Modern Fitted Kitchen
- 2 First Floor Double Bedrooms
- Ground Floor Bedroom3/Study
- Modern Family Bathroom and Ensuite Shower Room
- Large Garage/Workshop and Private Driveway
- uPVC Double Glazing and Gas Central Heating
- Conveniently Situated within 800 Yards of both Rose Green and Nyetimber Villages, local shops and schools

The Following information has been provided by the seller. We Would advise that you ask your solicitor to verify this information during the course of your purchase:

#### COUNCIL TAX BAND C

**LOCAL AUTHORITY**  
 Arun District Council, Arun Civic Centre,  
 Maltravers Road, Littlehampton,  
 West Sussex, BN17 5LF  
 Tel: 01903 737500





79 Aldwick Road  
Bognor Regis  
West Sussex  
PO21 2NW

01243 869991

[sales@farndells.com](mailto:sales@farndells.com)  
<http://www.farndells.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band C