



**Book a Viewing**

**Call: 01243 861344**  
**Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)**  
**27 Sudley Road, Bognor Regis, PO21 1EW**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**IMPORTANT NOTICE**  
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

# Clarkes

*Service you deserve. People you trust.*

**Asking Price**  
**£325,000**  
**Freehold**

**63 Osborne Way, Rose Green, PO21 3FE**



<http://www.clarkesestates.co.uk>

**01243 861344**





## What the agent says... “,, Material Information:

Nestled in a sought-after and peaceful cul-de-sac in Rose Green, this stunning three-bedroom end of terrace property offers spacious and flexible accommodation arranged over three floors. Beautifully presented throughout, this home perfectly combines modern living with comfort and convenience. To the ground floor, you'll find a welcoming entrance hallway with cloakroom, a bright and airy open-plan kitchen/dining area: ideal for entertaining, with double doors opening onto the rear garden. A versatile study or fourth bedroom completes this level, offering flexibility for home working or guest accommodation. On the first floor, there is a stylish living room filled with natural light, along with a generous double bedroom featuring its own en-suite shower room. The top floor hosts two further bedrooms and a contemporary family bathroom, making it perfect for growing families or those seeking additional space. Outside, the property benefits from a detached garage with private parking in front, and the rear garden provides an enclosed, low-maintenance space to relax or entertain. Situated in a quiet, family-friendly location, this home enjoys excellent access to Rose Green, Aldwick and Pagham, each offering a great selection of pubs, restaurants, shops, and local amenities. Whether you're seeking a stylish family home or a well-connected coastal retreat, this impressive property is sure to tick all the boxes.

Council Tax: Arun District Council Band D  
Property Type: End of terrace house  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: ADSL  
Parking: Detached garage and private parking  
Restrictions: No parking on the Estate except for allocated spaces

On 23/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	7 mbps	0.8 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£30 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 3 Bedroom end of terrace
- Spread over 3 floors
- Open plan kitchen/diner
- Primary bedroom with ensuite
- Flexible living
- Detached garage
- Cul-de-sac location



## Accommodation

**Living Room** - 3.99m x 3.9m (13'1" x 12'9")

**Dining Room** - 4m x 2.86m (13'1" x 9'4")

**Study** - 1.94m x 2.91m (6'4" x 9'6")

**Kitchen** - 2.96m x 3.25m (9'8" x 10'7")

**Bedroom 1** - 3.99m x 3.05m (13'1" x 10'0")

**Ensuite** - 1.92m x 1.92m (6'3" x 6'3")

**Bedroom 2** - 4.03m x 3.97m (13'2" x 13'0")

**Bedroom 3** - 4.03m x 2.34m (13'2" x 7'8")

**Bathroom** - 1.71m x 1.97m (5'7" x 6'5")

**Garage** - 2.8m x 5.46m (9'2" x 17'10")

