



9 Selsey Avenue, Bognor Regis

Guide Price £700,000

 Henry Adams
estate agents

9 Selsey Avenue

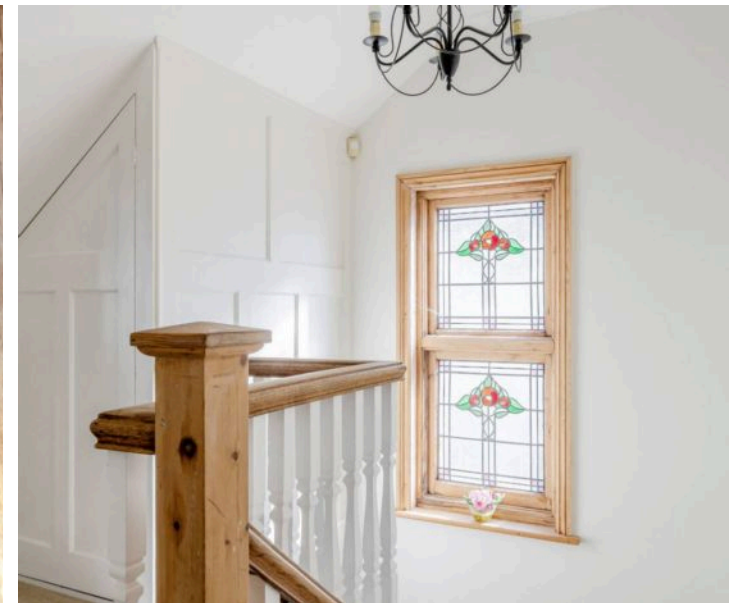
Charming modernised and extended 1930's family home. Popular Aldwick location.

- Modernised and Extended 1930's Detached House
- Popular Aldwick Location
- Sitting Room with Bay Window and Open Fireplace
- Separate Dining Room and Study
- Contemporary Kitchen / Breakfast / Family Room
- Principal Bedroom with En-Suite Shower Room
- Four Further Double Bedrooms
- Two Family Bathrooms and Ground Floor Cloakroom
- Wide Block Paved Driveway and Garage
- Enclosed Rear Garden with Timber Summer House

Welcome to this charming 5-bedroom detached house in the sought-after Aldwick neighbourhood, within minutes of Marine Park Gardens and Aldwick Beach. This beautifully modernised and extended 1930's home offers a perfect blend of character and contemporary features.

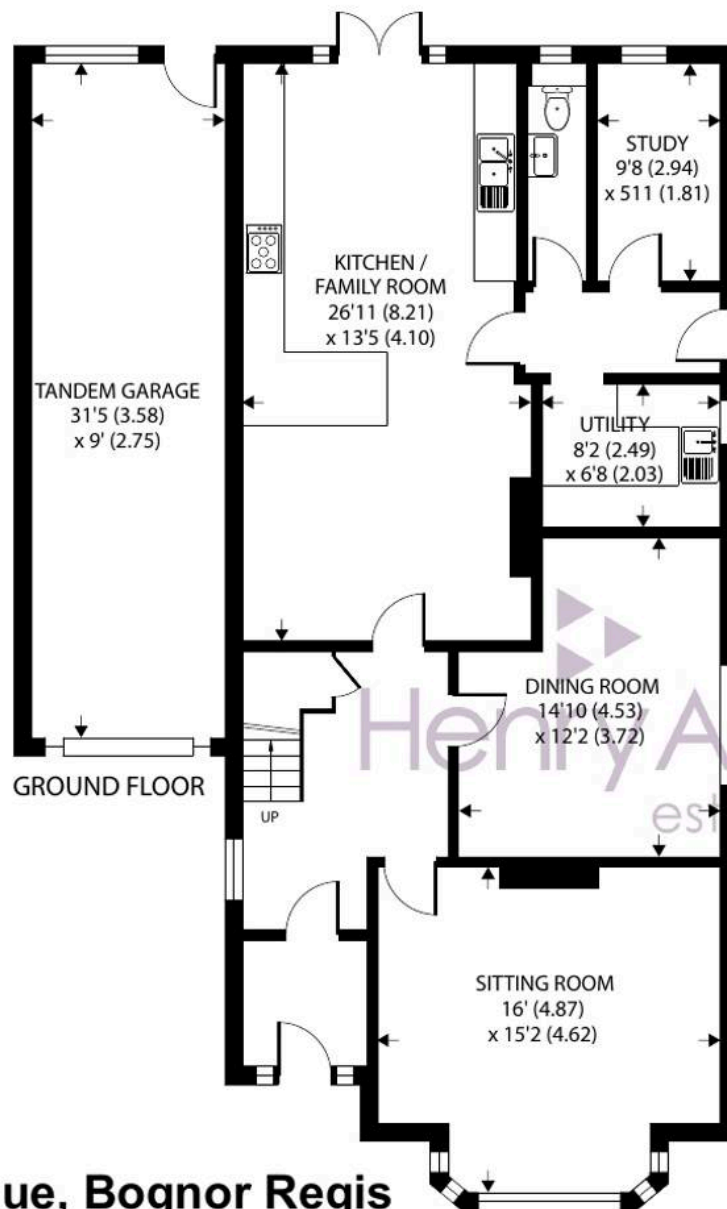
Step inside to find a cosy sitting room with a bay window and open fireplace, a separate dining room, and a study - ideal for those working from home. The heart of the home is the stylish kitchen/breakfast/family room, perfect for hosting gatherings or simply relaxing with family and friends. The kitchen is fitted with a bespoke Sylvarna contemporary Italian cream gloss units with integral Neff appliances, including double oven and a drinks fridge. There are doors opening onto the patio and garden and convenient ground floor cloakroom cater to all your needs.

Cont









Selsey Avenue, Bognor Regis

Approximate Area = 2166 sq ft / 201.2 sq m

Garage = 284 sq ft / 26.3 sq m

Total = 2450 sq ft / 227.5 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). © nichecom 2025.
Produced for Henry Adams. REF: 1276655

Upstairs, you'll find the principal bedroom with an en-suite shower room and fitted wardrobes, along with four additional double bedrooms and two modern family bathrooms. Two of the bedrooms and the study have ultra fast fibre, ideal for those working from home or gaming.

Outside, a wide block-paved driveway leads to a garage for off-street parking. There is an electric Car Charging point. The enclosed west rear facing garden offers a peaceful retreat, complete with a timber summer house for enjoying those sunny days.

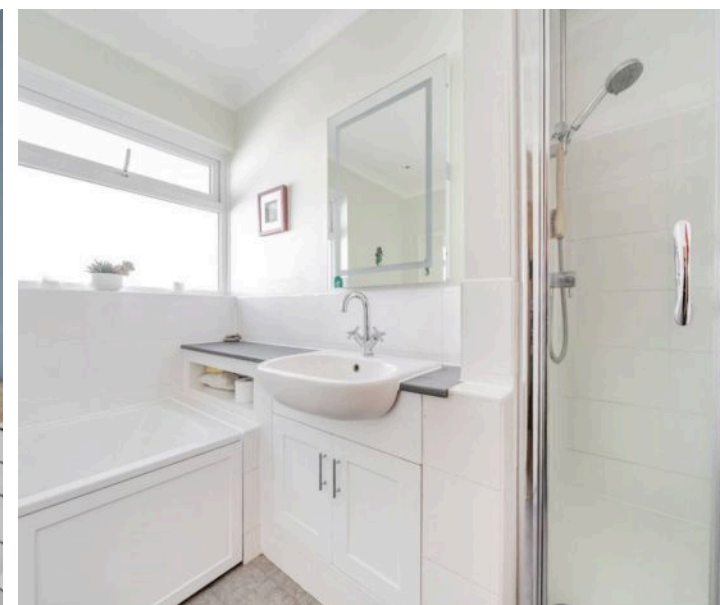
This property truly has it all - a perfect combination of space, style, and comfort for modern family living.

The property is situated in the popular residential area of Aldwick, just 150 metres from Aldwick Beach and Marine Park Gardens, near the traditional beach huts and promenade which offers a level walk to Bognor Regis pier and continues onto Felpham. There is a local shopping parade with a variety of shops and restaurants including a Tesco Express, these are all within easy walking distance.

What3Words [///maple.daily.over](https://www.what3words.com/#!/maple.daily.over)

Council Tax Band: F

EPC Energy Efficiency Rating: D





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