



15 Sandymount Avenue, Bognor Regis

Guide Price £285,000

 **Henry Adams**  
estate agents



# 15 Sandymount Avenue

Two bedroom semi-detached house located in the heart of Bognor Regis.

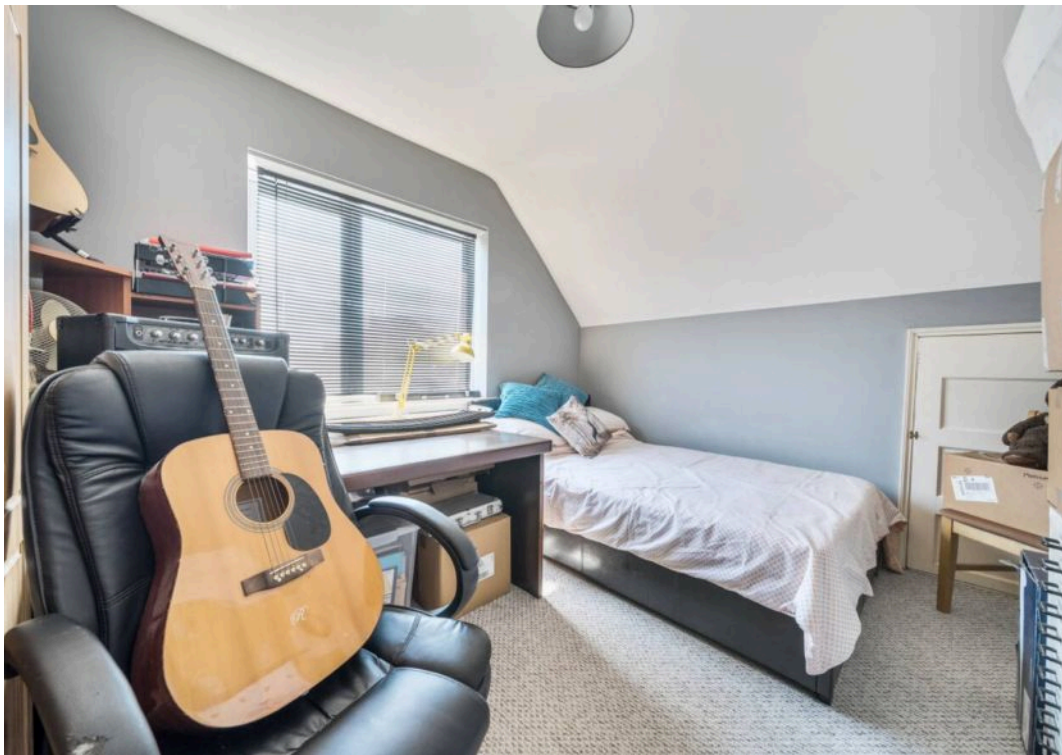
- Semi-detached House
- Large Garden
- Substantial Wood Built Outbuilding
- Two Bedrooms
- Sunny Reception Room
- Kitchen/Breakfast Room
- Off-street Parking for Two Cars
- Lovely Bathroom with Roll Top Bath
- Good Condition

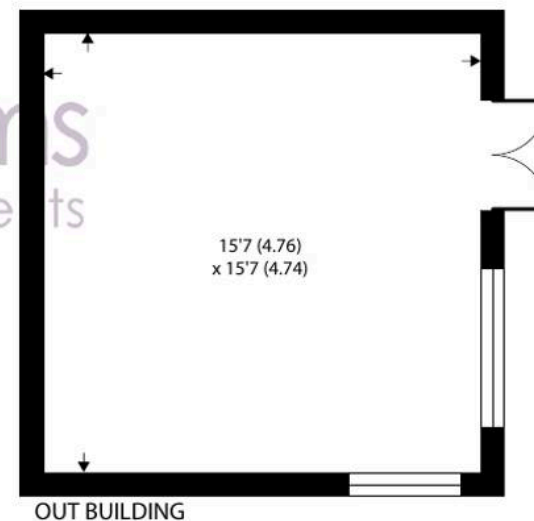
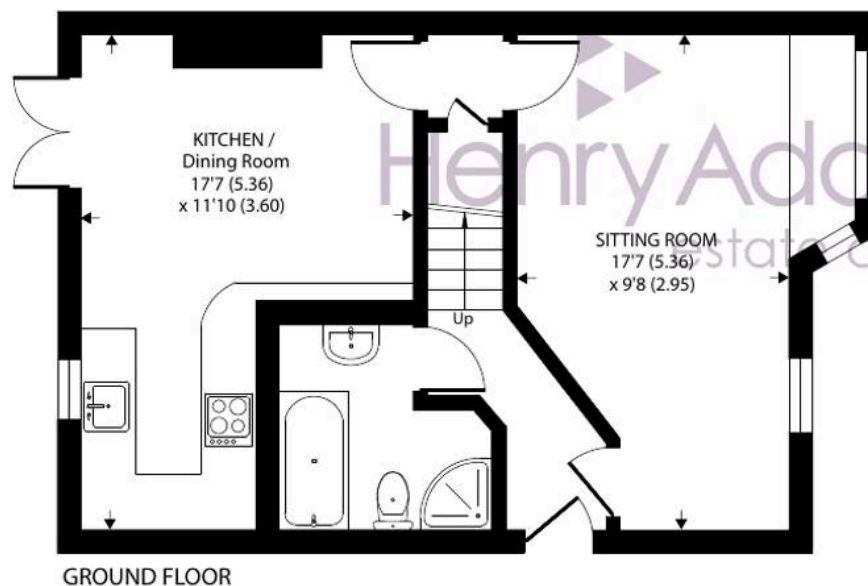
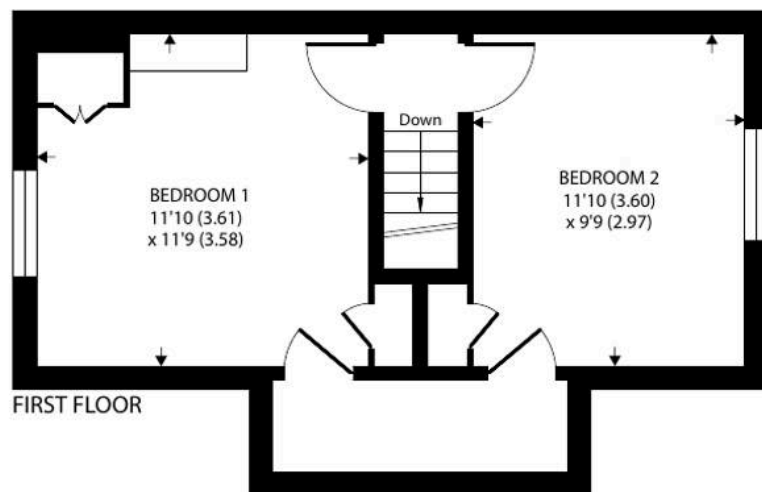
Located in a quiet residential area in the heart of Bognor Regis, this charming two bedroom house offers good living space with great potential to extend. The house is semi-detached and presents a fantastic opportunity for those looking to acquire a proper home with potential to expand. The house is presented in good condition, allowing new owners to move in and start enjoying their new home without the hassle of extensive renovations.

Upon entering the property, residents are greeted by a sunny reception room that sets the tone for the rest of the residence. The well-appointed kitchen/breakfast room provides a functional space with room for a dining table. There is also a lovely bathroom, complete with a charming roll top bath. On the first floor are two double bedrooms.









## Sandymount Avenue, Bognor Regis

Approximate Area = 797 sq ft / 74 sq m

Outbuilding = 243 sq ft / 22.5 sq m

Total = 1040 sq ft / 96.5 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: 1295926



One of the standout features of this property is the substantial garden that provides a really private and tranquil outdoor space for relaxation and recreation. The garden is divided by a large wood built outbuilding, offering additional storage space or the potential to be transformed into a home office, gym, or hobby room, providing endless possibilities for customisation and personalisation.

There is off-street parking for two cars at the front of the property.

In conclusion, this two bedroom terraced house represents an exceptional opportunity to acquire a well-maintained property in a desirable location. With its comfortable living spaces, charming features, and amazing garden, this house will appeal to those seeking a harmonious balance of style and practicality in a welcoming home.

The property is located north of the town centre of the seaside town of Bognor Regis in a popular residential area, conveniently located for the Bersted parade of shops and Tesco Express. Frequent bus services pass nearby that give access to the town centre of Bognor Regis, with its mainline railway station, precinct shopping facilities, the beach and promenade and the Cathedral City of Chichester.

What3Words ///Prom.jungle.bind

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E







## Henry Adams - Bognor and Aldwick

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

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://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.