



21 Sefton Avenue, Aldwick

Guide Price £650,000

 Henry Adams  
estate agents







## 21 Sefton Avenue

Charming 1930's detached home in desirable Aldwick location.

- Truly Delightful Detached Cottage
- Modernised Character Home
- Dual Aspect Family Room
- Kitchen/Breakfast Room
- Impressive Double Glazed Conservatory
- Original Character Features
- Tandem Garage and Ample Off-Road Parking
- Wrap-around Gardens

A rare opportunity to purchase your own little piece of traditional English 1930's heritage! Situated in the highly sought-after area of Aldwick, this beautifully modernised 1930's detached residence offers the perfect blend of character and contemporary living. Boasting generous proportions throughout, this versatile 3/4-bedroom home is ideal for families seeking space, comfort, and style.

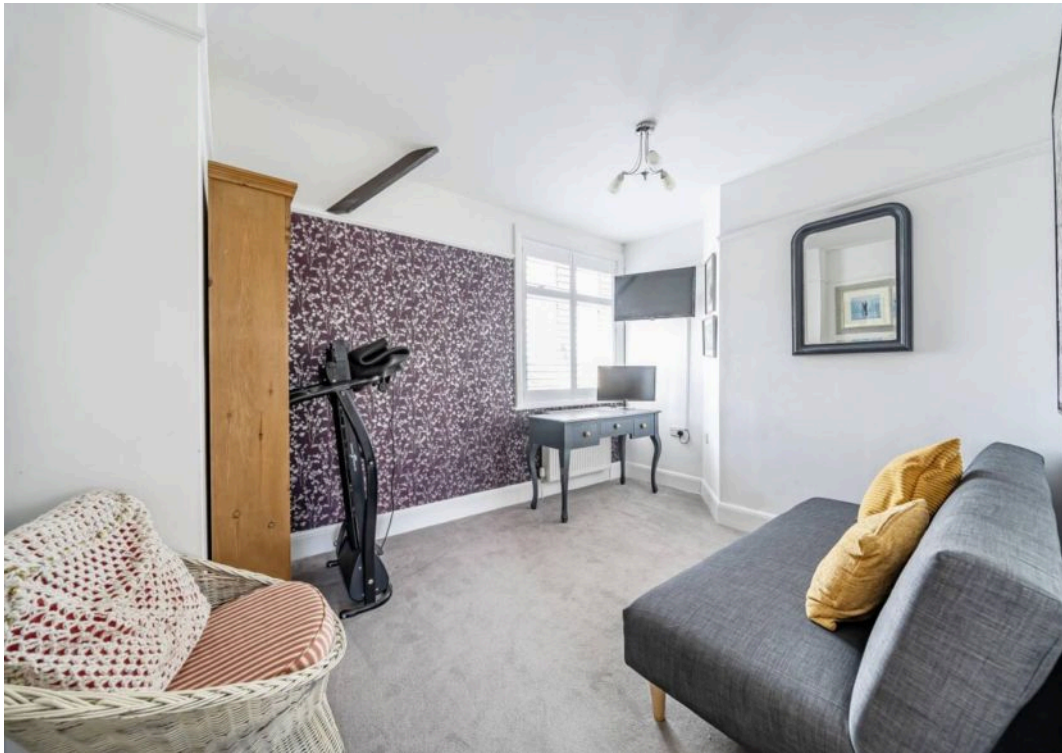
Inside, the property has been tastefully updated while retaining its period charm. The flexible layout includes three well-sized bedrooms and an additional room that can serve as a fourth bedroom, study, or snug. High ceilings, large windows, and a characterful palette enhance the sense of space and natural light throughout.

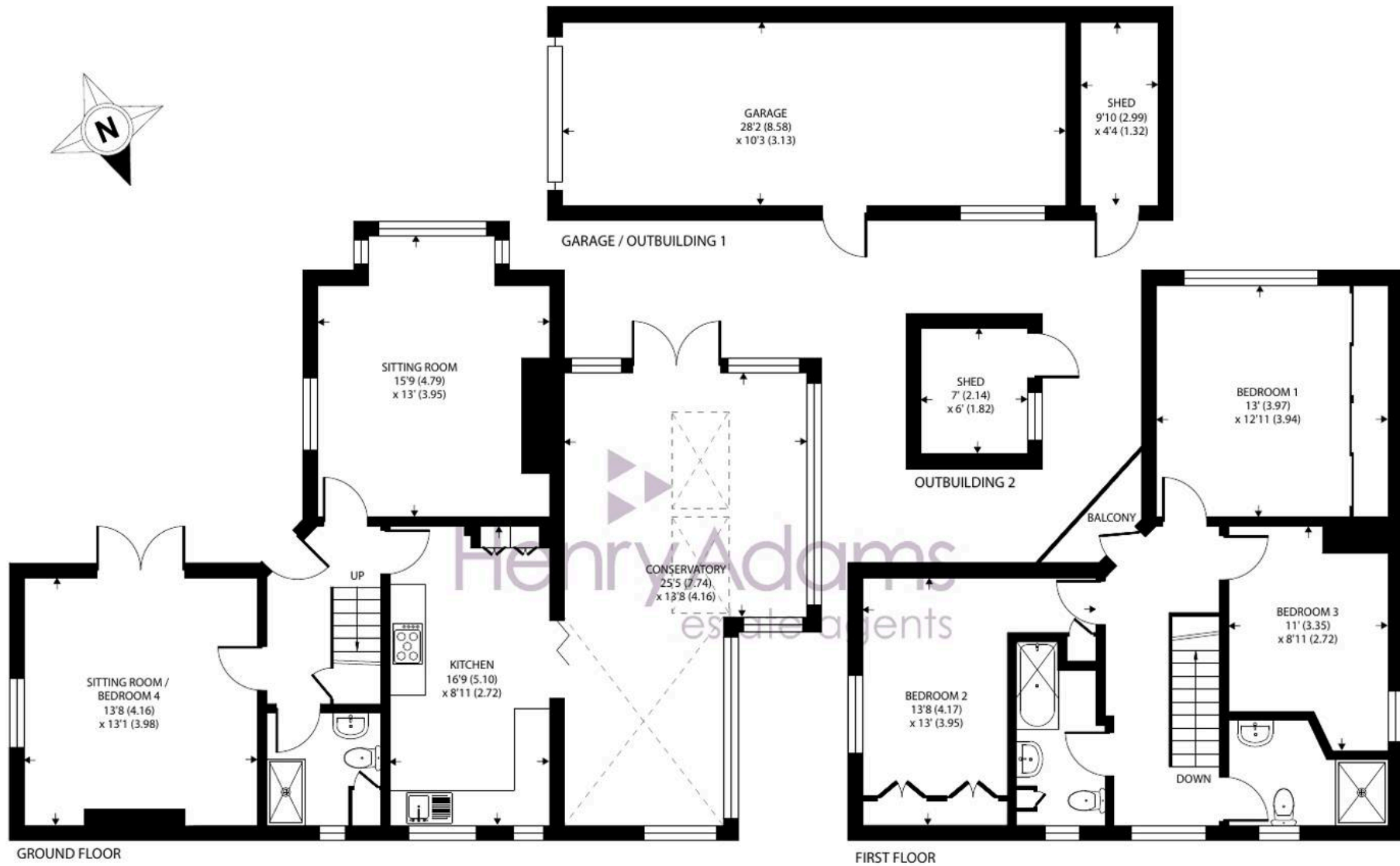












## Sefton Avenue, Bognor Regis

Approximate Area = 1573 sq ft / 146.1 sq m

Garage = 289 sq ft / 26.8 sq m

Outbuilding = 86 sq ft / 7.9 sq m

Total = 1948 sq ft / 180.8 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: 1296100



Externally, the home is set within a wrap-around garden, the property enjoys a sense of privacy and tranquillity, with mature planting and ample outdoor space for relaxation and entertaining. Benefiting from ample driveway parking leading to the tandem garage. At the heart of the home is a stunning, light-filled conservatory, thoughtfully designed as the main family living area—ideal for everyday living and hosting guests.

This exceptional home is not only a rare find due to its character and size but also benefits from being in close proximity to local amenities, well-regarded schools, and the coast.

Early viewing is highly recommended to fully appreciate all this impressive home has to offer.

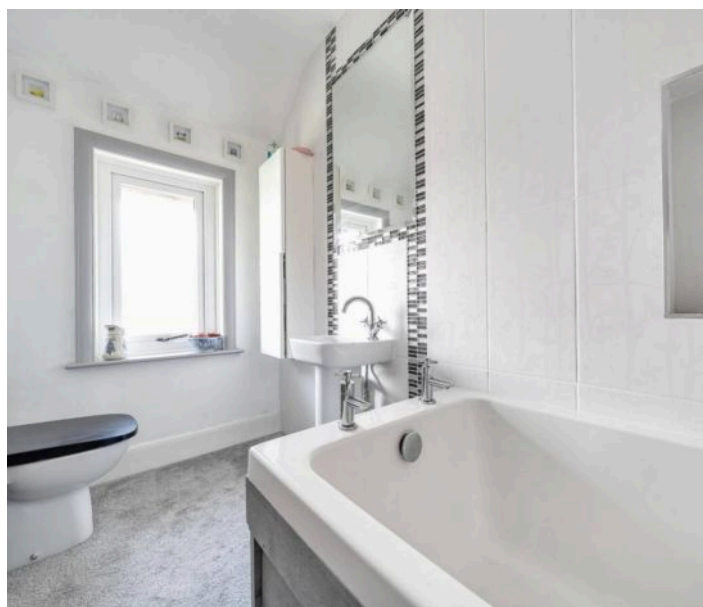
The property is conveniently situated just around the corner from Rose Green village centre, which offers a range of local facilities including a pharmacy, post office, convenience food store, newsagent, family butcher and hardware store. A popular infant and junior school, library and doctors surgery are also in the local vicinity. The seaside town of Bognor Regis is approximately three miles to the east with award winning beaches, traditional pier and promenade plus a range of cafes, bars and restaurants.

What3Words ///Awestruck.stalemate.lays

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







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