



138 Collyer Avenue, Bognor Regis

Guide Price £280,000

138 Collyer Avenue

- Semi-detached House
- Corner Property
- Good Size Reception Room
- Three Bedrooms
- Off-street Parking for Two Cars
- Large Plot
- Two Outbuildings and Garage
- Garden

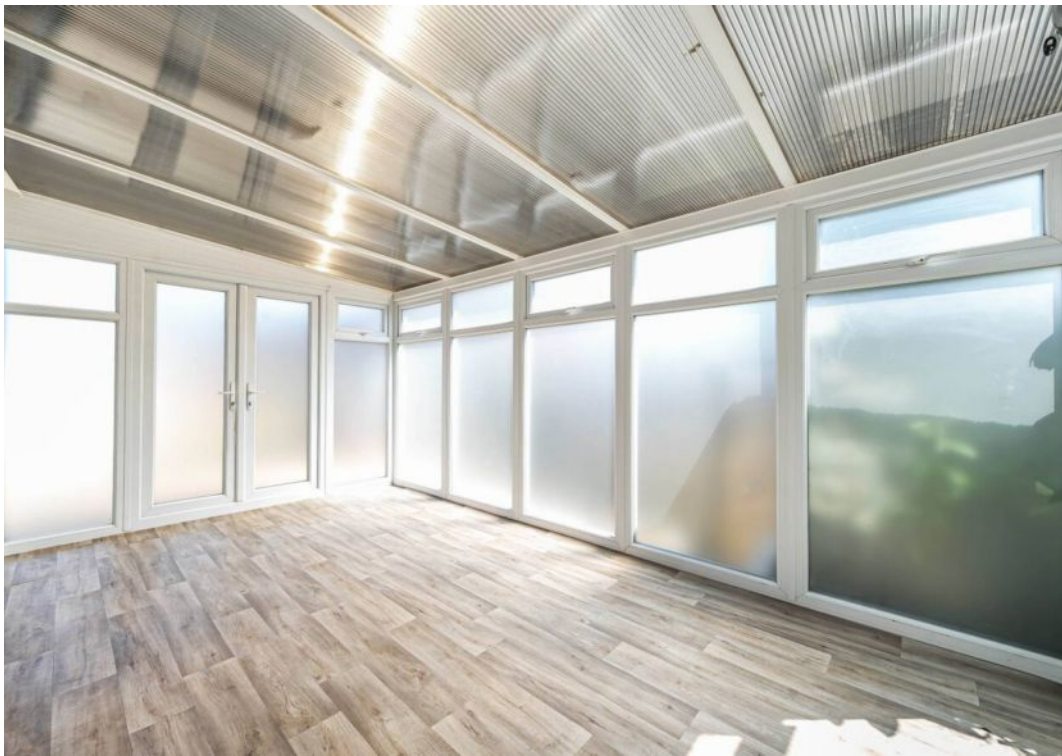
A three bedroom semi-detached house, situated on a corner plot that includes off-street parking for two cars and a garage.

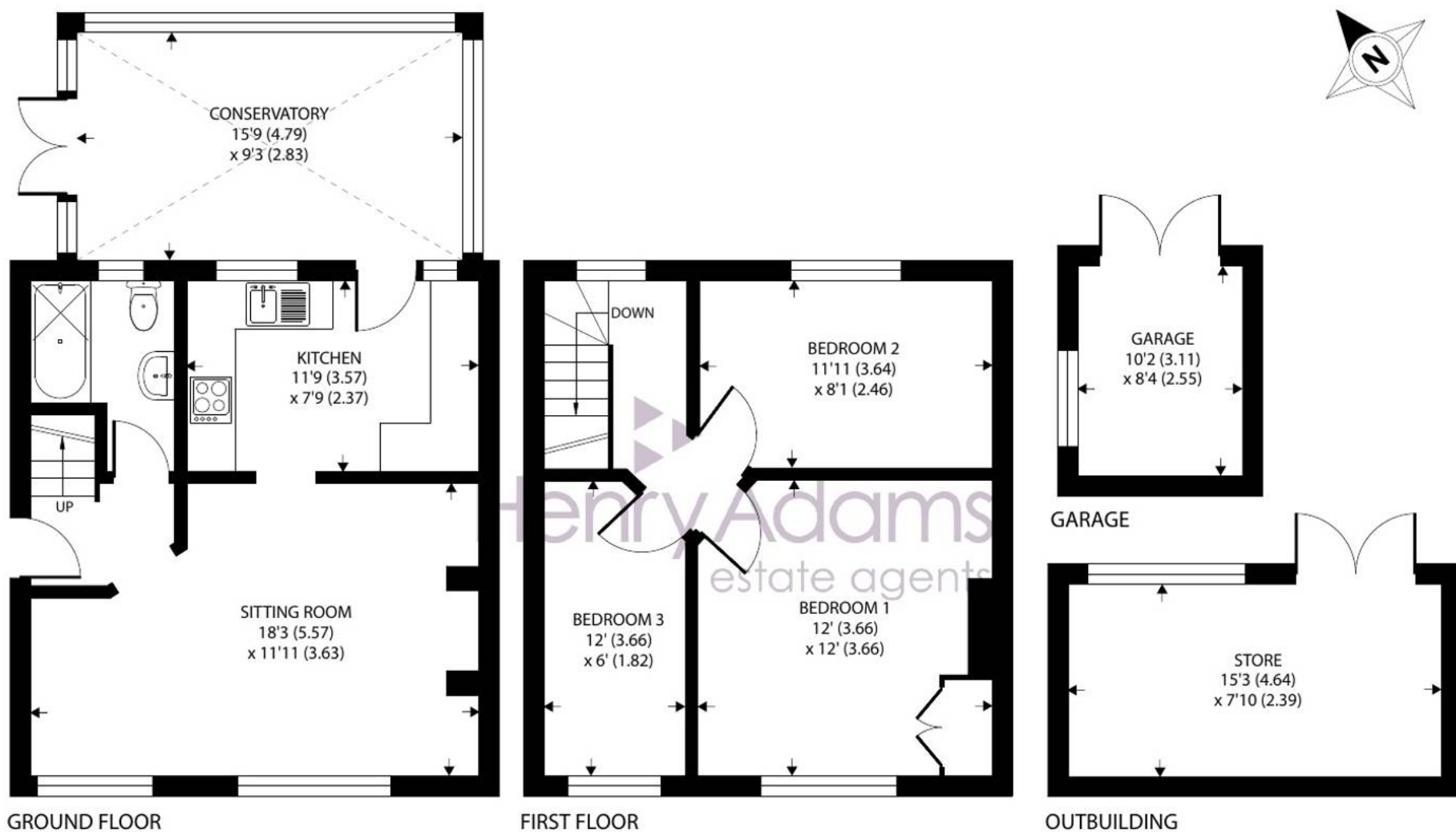
The front door to the building is at the side of the house and opens onto a hallway with stairs to the upper floor and doors to the reception room and bathroom. The spacious reception has two large windows to the front of the house and a door to the kitchen. The kitchen is a good size and has a further door to the large conservatory.

On the first floor are 3 bedrooms.

Situated on a large plot, this property presents an exceptional opportunity for those seeking to create their own space in a central Bognor location.







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Approximate Area = 897 sq ft / 83.3 sq m

Garage = 58 sq ft / 5.3 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 1074 sq ft / 99.8 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). © n̄checom 2025. Produced for Henry Adams. REF: 1309942

The property is situated on the north side of Bognor Regis and is in a convenient location for the nearby schools and in a perfect position for travelling into Bognor Regis or to nearby Chichester.

What3Words ///blitz.await.melt

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





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