



28 Silverston Avenue, Bognor Regis

Guide Price £650,000

 **Henry Adams**
estate agents



28 Silverston Avenue

- Detached House
- Excellent Kerb Appeal
- Spacious Reception Room
- Separate Dining Room
- Large Kitchen with Dining Space
- Conservatory
- Utility Room and Garage
- Principal Bedroom with En-suite Bathroom
- 2 Further Double Bedrooms
- Wooden Floors on Ground Floor
- Garden

A really spacious three bedroom detached house situated in a superb Aldwick location just 0.2 miles from the beach and overlooking West Park.

This beautifully presented house benefits from a garage and off-street parking for three cars and this handsome house benefits from excellent kerb appeal.

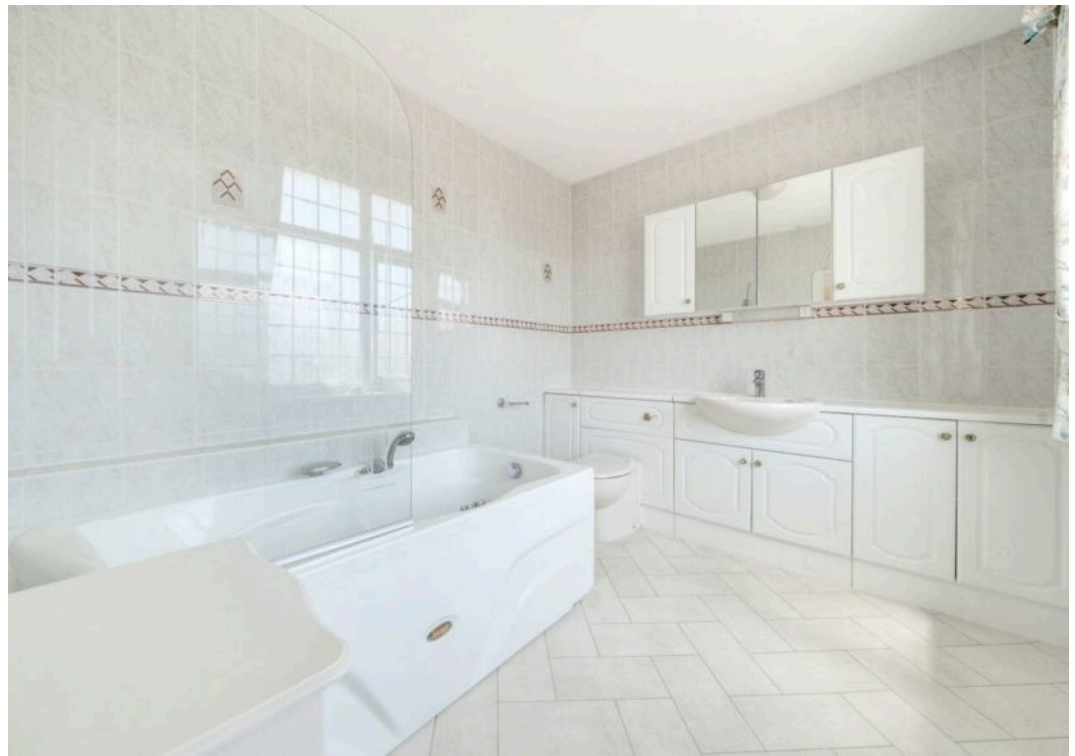
The ground floor is immaculately presented with wooden floors throughout and the front door opens to a welcoming hallway with stairs to the first floor and doors to all rooms.

The well proportioned reception room has a large bay window to the front of the property overlooking the park. Behind this is a fully integrated kitchen with white wall and base units and plenty of room for dining table or sofas. To the rear this opens to the huge conservatory. The separate dining room has a large bay window with a central glazed door also opening to the conservatory.

Cont









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Approximate Area = 2460 sq ft / 228.5 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 2634 sq ft / 244.6 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). © n:checom 2025.
Produced for Henry Adams. REF: 1320516

There is also a cloakroom and utility room which opens to the rear of the garage. The conservatory opens to the garden which is a mixture of patio area and shingle.

The first floor offers a luxurious principal bedroom with an en-suite bathroom, along with two additional double bedrooms and a family bathroom, all presented in excellent condition.

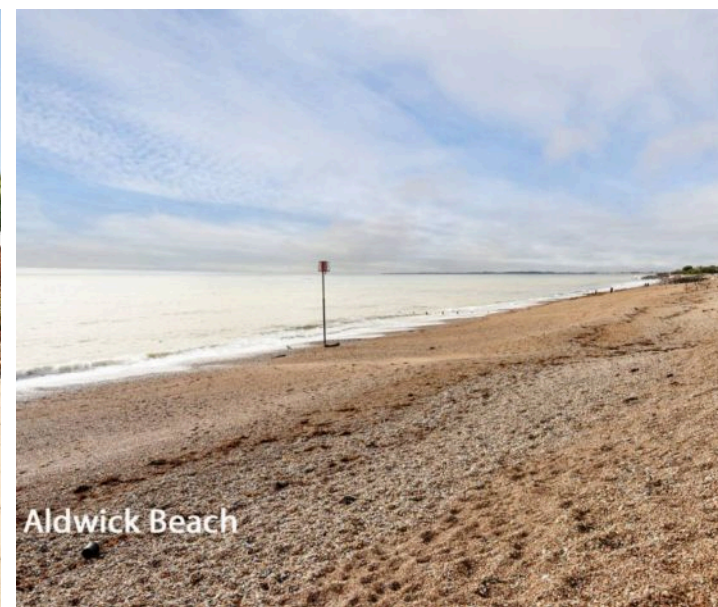
The property is approximately one hundred and fifty metres from Aldwick beach and promenade and is about two miles to the west of Bognor Regis. Aldwick offers a range of local facilities including a shopping parade and direct bus routes into Bognor Regis and the Cathedral City of Chichester. West Park is opposite the property with a children's play park, as well as the delightful Marine Park Gardens. The historic Cathedral City of Chichester is about six miles, which offers a rich variety of cultural and leisure facilities including the famous Chichester Festival Theatre.

What3Words ///hammer.myself.memory

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.