



9 Marshall Avenue, Bognor Regis

Guide Price £550,000

 **Henry Adams**
estate agents



9 Marshall Avenue

- Character Detached House
- Quiet Residential Street
- Conservatory
- Kitchen/Breakfast Room
- Five Bedrooms
- Downstairs En-suite Bedroom/Sitting Room
- Half a Mile from the Beach
- Lovely Mature Garden

A lovely five bedroom detached house, exuding character and charm on a peaceful residential street to the west of Bognor Regis and within half a mile of the beach. The property boasts four upstairs bedrooms, with the fifth bedroom on the ground floor which could also make an excellent study/work space.

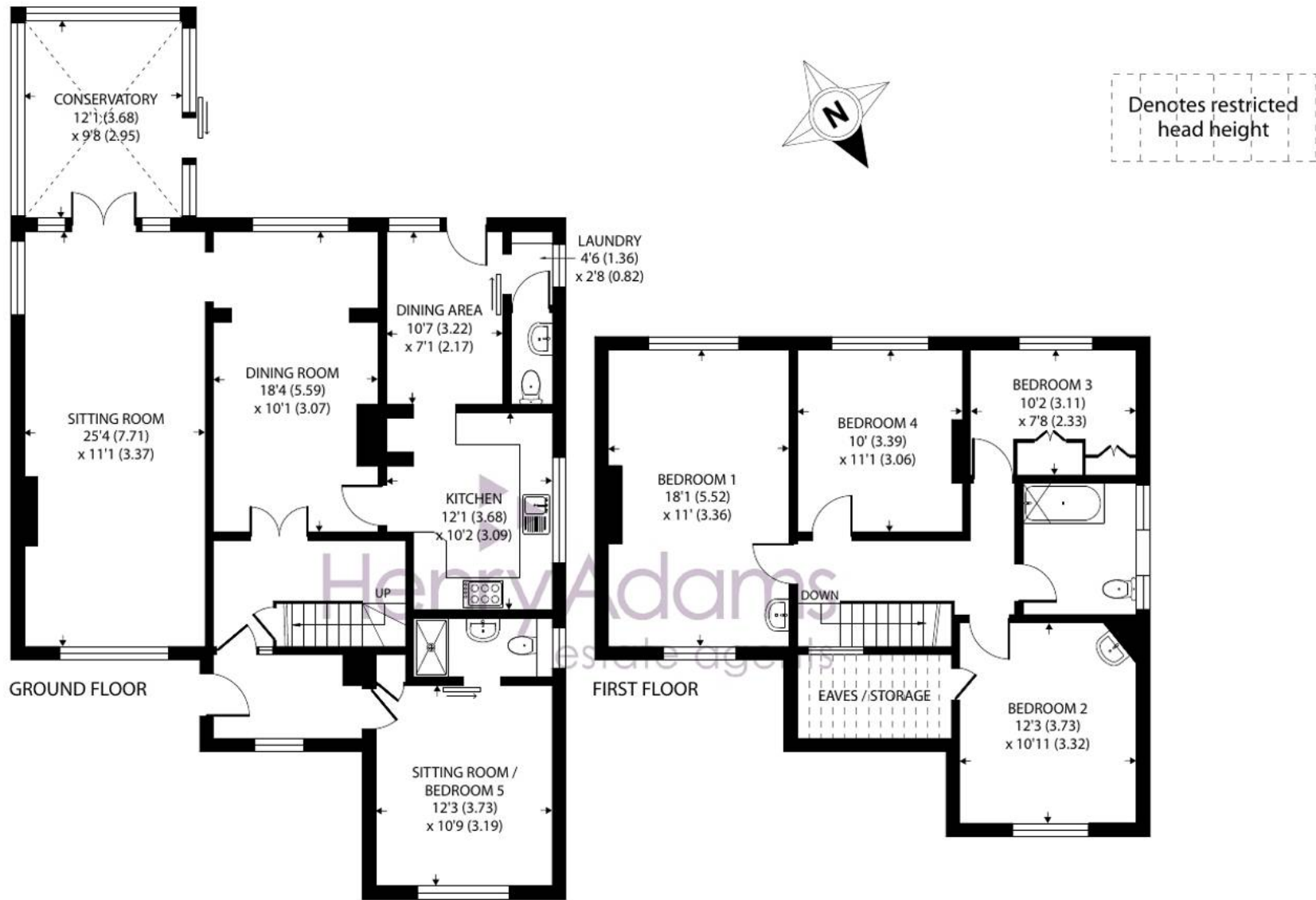
The front opens to a porch and then to an elegant period hallway. Double doors open to the dining room with a large window overlooking the rear garden which in turn opens to the large reception room, a triple aspect room with feature fireplace and leaded light windows. This in turn opens via French doors to the conservatory with glazed door opening to the garden. The garden has a decked area close to the house, the remainder is laid to lawn with mature border beds. Another door from the dining room leads to the spacious kitchen/breakfast room, again a double aspect room with glazed door to garden, range of wall and base units, opening to the utility area and cloakroom, and ample space for table and chairs. Bedroom five is accessed from the front porch and has an en-suite shower room.

Continued









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Approximate Area = 1856 sq ft / 172.4 sq m

Limited Use Area(s) = 55 sq ft / 5.1 sq m

Total = 1911 sq ft / 177.5 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). © n1checom 2025. Produced for Henry Adams. REF: 1333305

On the first floor, bedroom one is a double aspect room with leaded light windows, original picture frame and a corner hand basin. There are three further bedrooms with built-in storage on this floor.

The property is situated in the sought-after Marshall Avenue, an aspirational location, which is within easy walking distance of the beach, promenade, Bognor sailing club, the mainline railway station with services to London Victoria and the precinct shopping facilities.

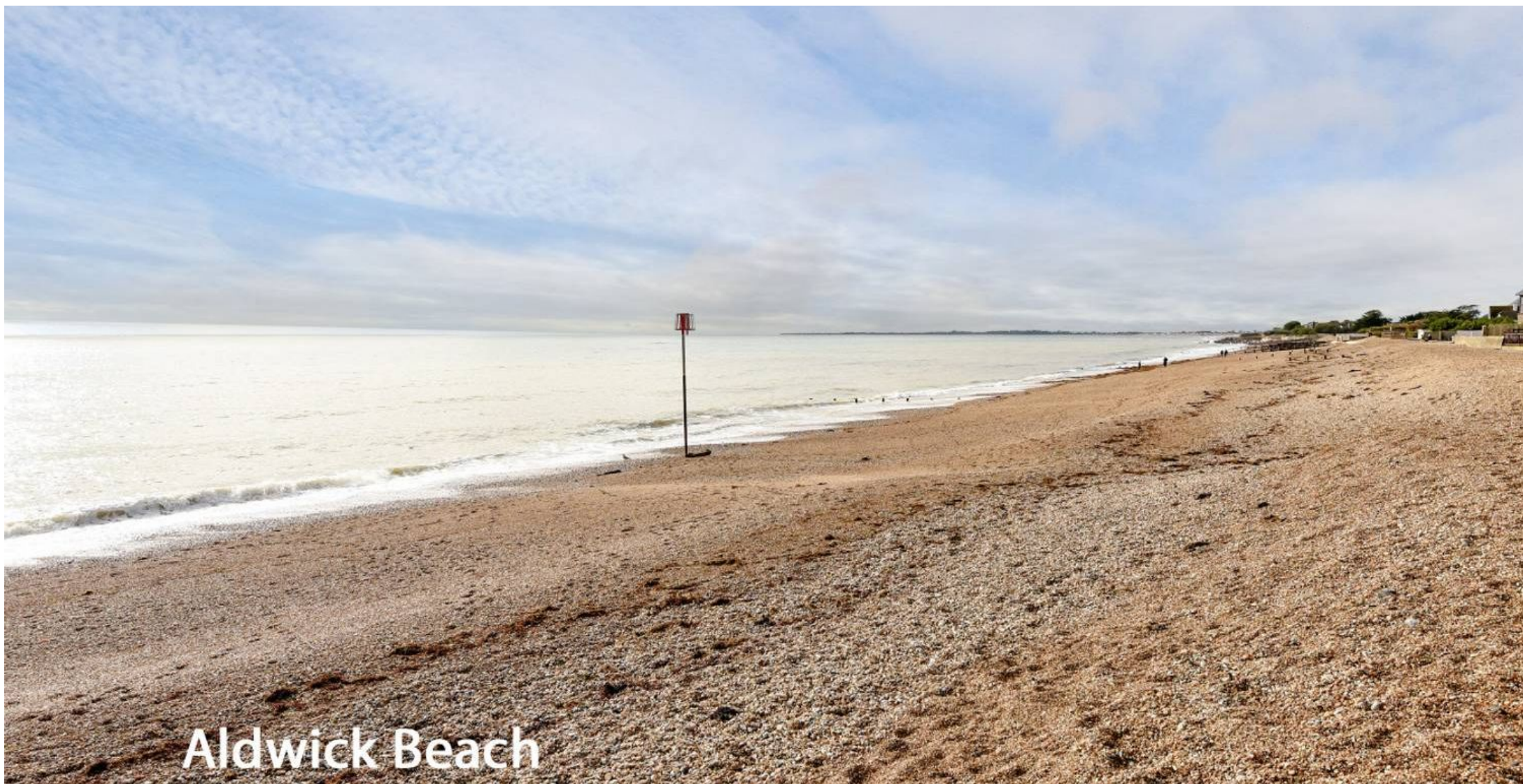
What3Words ///gentle.butter.squad

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





Aldwick Beach

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