



14 Den Avenue, Bognor Regis

Guide Price £585,000

 **Henry Adams**
estate agents



14 Den Avenue

- 1930's Extended Character Family Home
- Open Plan Kitchen and Dining Area with Log Burner
- Sitting Room with Bay Window and Fireplace
- Snug/Ground Floor Bedroom with Utility
- Sun Room overlooking the Garden
- Five Generous 1st Floor Bedrooms
- Modern Family Bathroom and 2 En-Suite Shower Rooms
- Timber Cabin and Bike Shed/Workshop
- Wrap-around Gardens
- Ample Off-Road Parking

Introducing an exquisite five bedroom detached house that embodies the charm of a 1930's extended character family home. This property offers a harmonious blend of modern comforts and traditional aesthetics, boasting a spacious open plan kitchen and dining area complete with a cosy log burner. The sitting room captures natural light through its bay window, complemented by a classic fireplace, creating a perfect retreat for relaxation. A versatile snug/ground floor bedroom with adjoining utility space adds convenience to daily living.

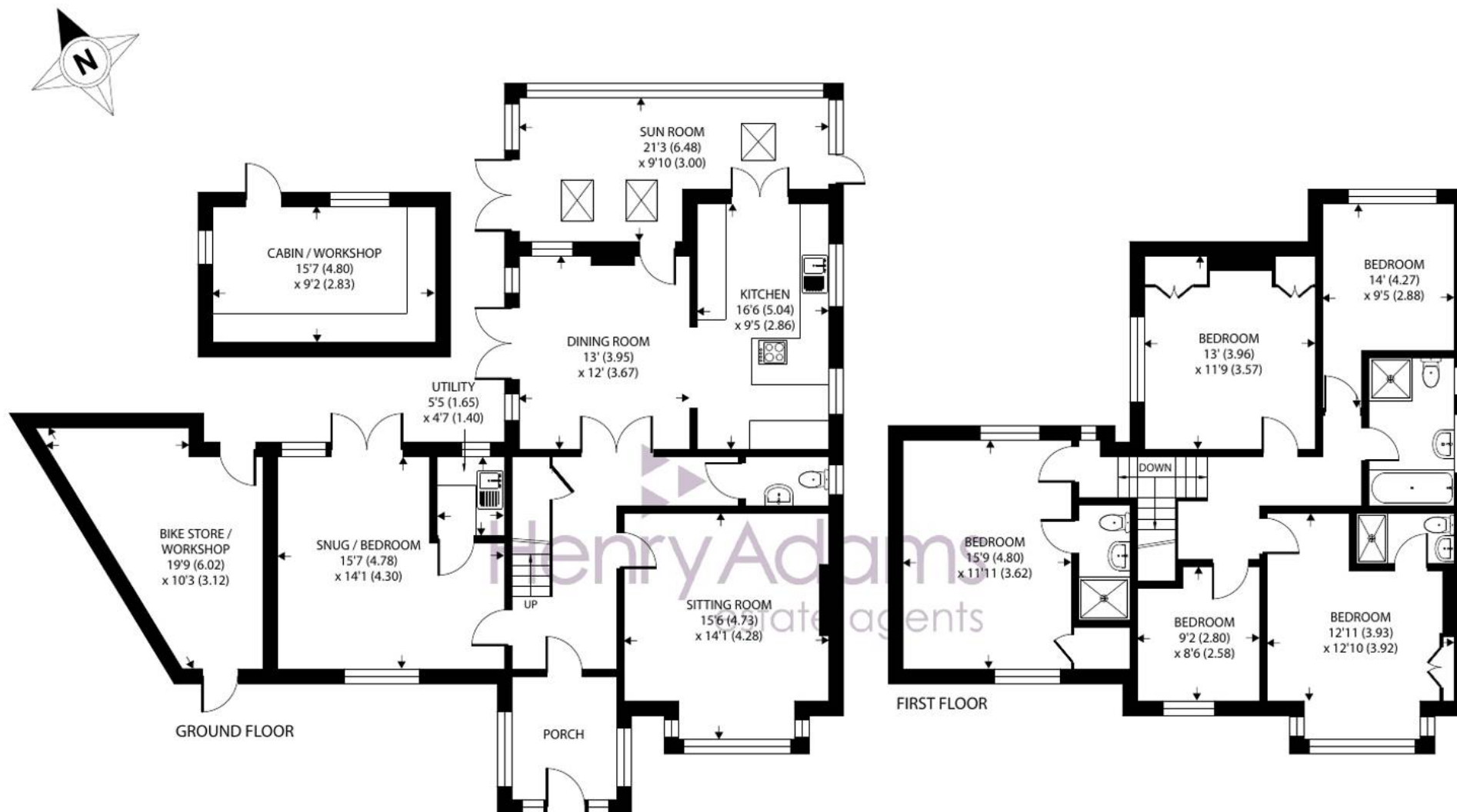
The sun room provides a serene space to unwind, overlooking the garden. The property features five generously sized first floor bedrooms, each offering ample space for rest and relaxation. For added convenience, the modern family bathroom and two en-suite shower rooms provide luxurious amenities to meet every need.

Cont









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Approximate Area = 2147 sq ft / 199.4 sq m

Bike Store / Workshop = 165 sq ft / 15.3 sq m

Cabin / Workshop = 144 sq ft / 13.3 sq m

Total = 2456 sq ft / 228.1 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: 1384930

Fitted wardrobes in select bedrooms offer practical storage solutions, while the property's lovely views over playing fields create a picturesque backdrop for every-day living. With meticulous attention to detail and a thoughtful layout designed for both comfort and style, this residence presents a rare opportunity to experience the best in modern family living.

Included on the premises is a timber cabin ideal for working from home or creative pursuits, along with a bike shed/workshop for storage and projects. Ample off-road parking ensures convenience for residents and guests alike.

Interested parties seeking a sophisticated and well-appointed home in a sought-after location need look no further than this stunning property. Contact us today to schedule a viewing and discover the endless possibilities that this exceptional residence has to offer.

Den Avenue is a desirable sought-after residential cul-de-sac in the heart of Bognor Regis town centre. The beach, promenade, Hotham Park, Local Schools and precinct shopping facilities are within easy walking distance. Bognor Regis has a mainline railway station with connections to London/Victoria and the South Coast. The historic Cathedral City of Chichester is approximately seven miles distant.

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Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: D





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