



Barnfeld, Bognor Regis

Guide Price **£375,000**



Barnfield

Bognor Regis

An exceptional 3-bed house by the seafront, with modern kitchen, south-facing garden, and double glazing. Ideal coastal retreat close to amenities and famous eateries. Perfect blend of comfort, convenience, and style in a sought-after location. A must-see property!

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Onward Chain
- Minutes Walk To The Seafront
- Spacious L Shaped Reception
- Contemporary Kitchen
- Cloakroom
- Three Generous Bedrooms
- South Facing Garden
- Double Glazed
- Easy Access to Famous Lobster Pot Cafe
- Close To Local Shops/Amenities



Introducing this exceptional three-bedroom mid-terraced house, ideally situated in a quiet no-through road just a stone's throw away from the picturesque seafront. Offered with the added benefit of no onward chain, this charming property presents an enviable opportunity for those seeking a coastal lifestyle in a prime location.

Upon entering the residence, you are greeted by a welcoming entrance hall and bright and spacious L-shaped reception area with doors onto the pretty south facing courtyard style rear garden. The contemporary kitchen, has been thoughtfully designed and equipped with modern appliances and the added convenience of a cloakroom on the ground floor enhances the practicality of this well-appointed abode. Ascend the staircase to discover three generous bedrooms, the master with fitted wardrobes, each providing ample space for rest and relaxation, together with the modern family shower room.

Conveniently situated close to local shops and amenities and within easy access of the famous Lobster Pot Cafe, allows residents to indulge in delectable dining experiences just moments from their doorstep. Furthermore, the property's proximity to the seafront enables daily seaside strolls and offers a tranquil setting to unwind and appreciate the beauty of the coast.

In conclusion, this sophisticated residence embodies modern coastal living at its finest, promising a harmonious blend of comfort, convenience, and style. Perfectly positioned for those seeking a tranquil retreat by the sea, this property presents a rare opportunity to secure a coveted lifestyle in a highly sought-after location. With its desirable features, and prime location this property is a must-see for discerning buyers looking to embrace coastal living in style.

Pursuant to the Estate Agents Act 1979 we must point out that the Freehold title is owned by a Limited company and the Directors of, practice as active estate agents. This declaration is made in good faith with transparency under the above act.





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk