



20 Monterey Gardens, Bognor Regis

Guide Price £345,000

20 Monterey Gardens

- Modern Town House
- Shared Ownership
- Ground Floor Cloakroom with WC
- First Floor Sitting Room
- Large Kitchen/Dining Room
- 4 Bedrooms
- Great Size Rear Garden
- Driveway with Integral Garage
- Sold STC Prior to Marketing

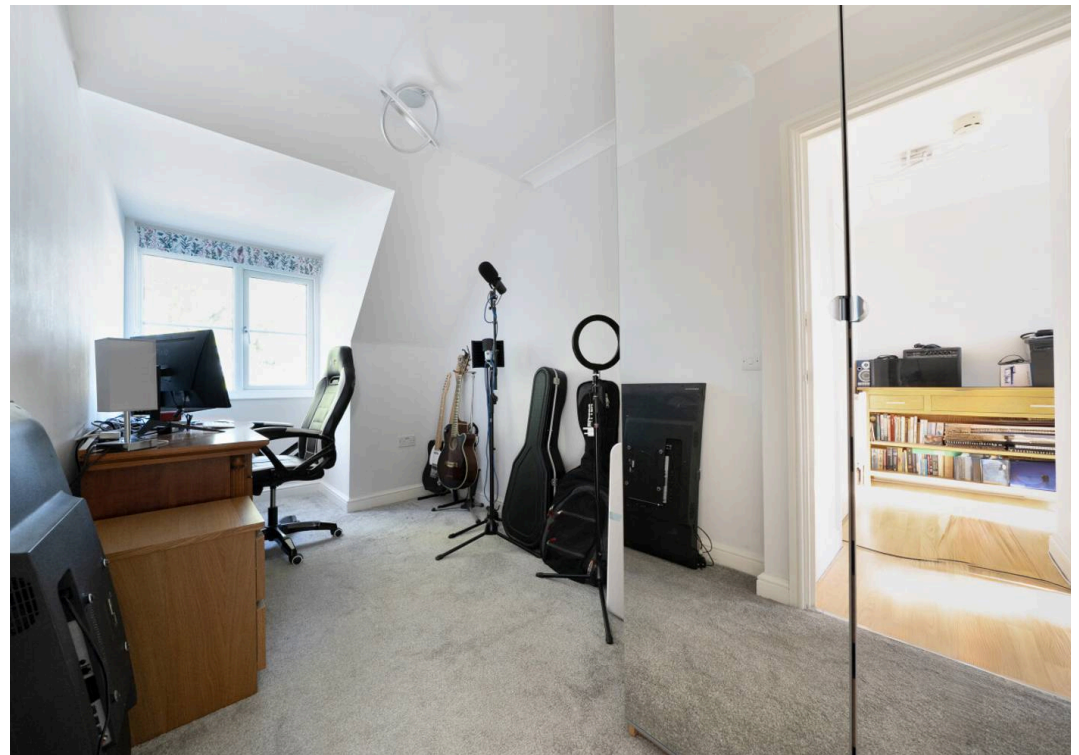
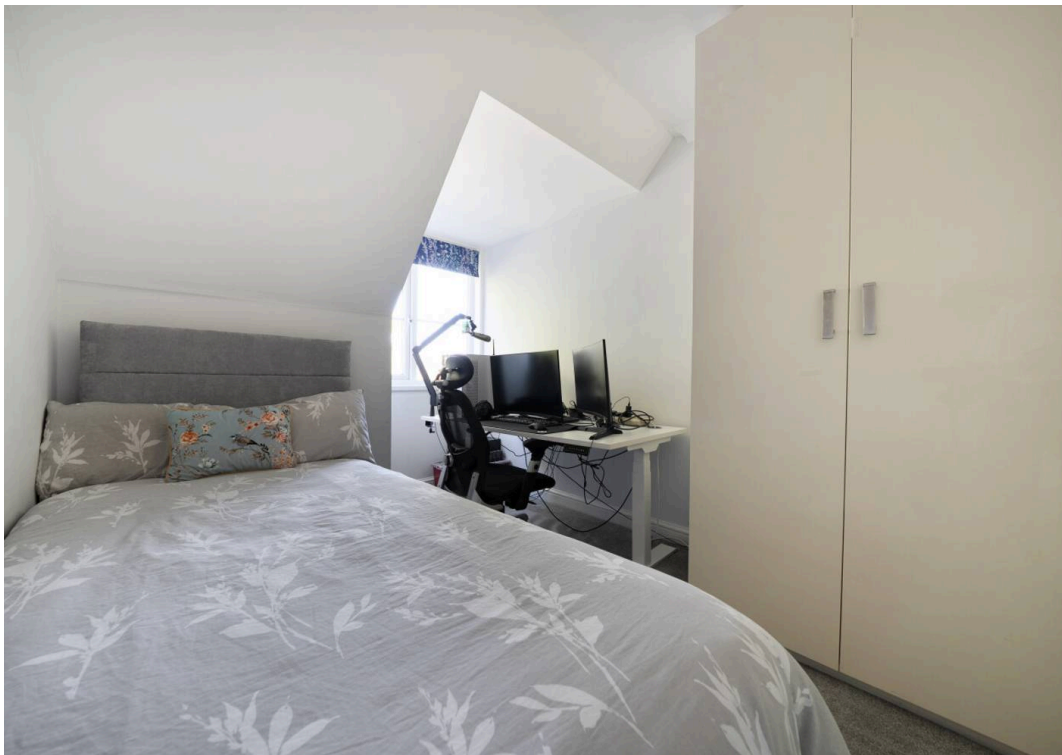
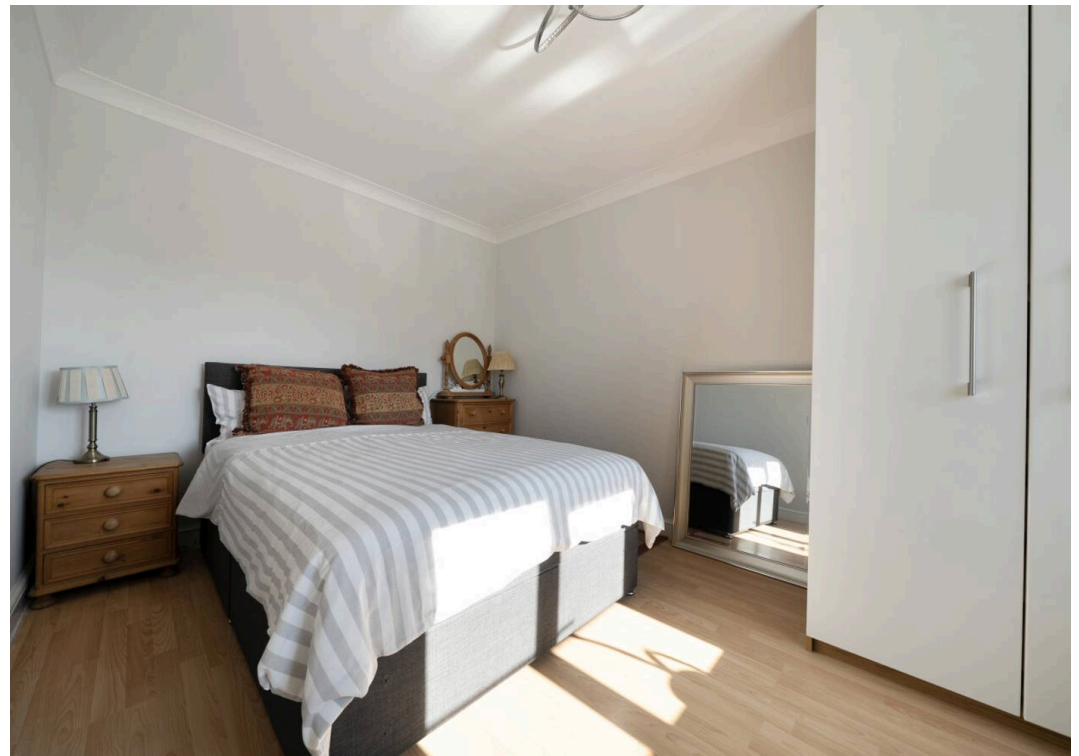
This impressive four bedroom terraced town house offers spacious and versatile accommodation, ideally suited to modern family living. Arranged over three floors, the property features a welcoming entrance hall with a convenient ground floor cloakroom and WC.

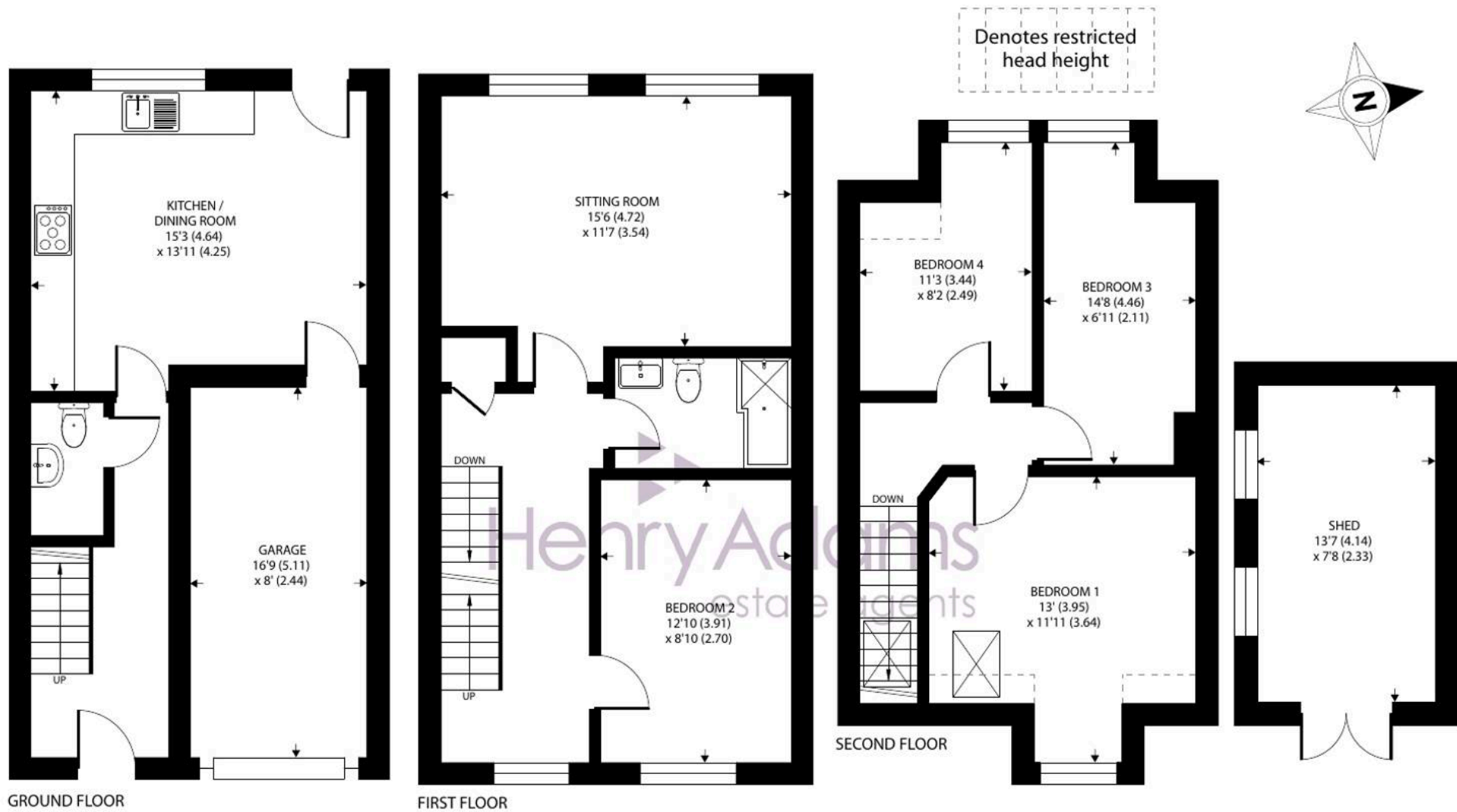
The heart of the home is a generous kitchen and dining room, providing ample space for both every-day living. The first floor boasts a bright and airy sitting room, perfect for relaxing or gathering with family. Four well-proportioned bedrooms are arranged across the two floors, ensuring space for everyone or the flexibility to create a home office or guest room. The family bathroom is finished to a high standard, complementing the contemporary style found throughout the property. Additional benefits include gas central heating, double glazing, and plenty of storage options. The property can be offered on a shared ownership basis, making it an excellent opportunity for those looking to take their first steps onto the property ladder or seeking a spacious home in a desirable location.

Tenure: We understand there is a 99 year lease from 01/04/2005

Service Charges/Ground Rent: We understand the service charges/ground rent are approx. £6,916.56 p.a.







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Approximate Area = 1142 sq ft / 106 sq m

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Garage = 134 sq ft / 12.4 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 1397 sq ft / 129.5 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). © ntechcom 2026. Produced for Henry Adams. REF: 1448040

The outside space is equally impressive, with a great size rear garden that provides plenty of room for children to play, outdoor dining, or simply relaxing in the fresh air. The garden is mainly laid to lawn, with a patio area ideal for summer barbecues or morning coffee. Mature shrubs and fencing offer a good degree of privacy. To the front, the property benefits from a private driveway leading to an integral garage, ensuring secure parking and additional storage space if required.

The location offers easy access to local amenities, schools, and transport links, making it a convenient choice for commuters and families alike. Whether you are looking for a comfortable family home with excellent outdoor space or an attractive shared ownership opportunity, this modern town house is sure to impress.

Monterey Gardens is a popular, well presented cul-de-sac with good access out onto the B2259 to Chichester. The Nyewood infant and junior school is very close (2 mins walk) and the Maywood doctors surgery is opposite the road. The village of Rose Green with its range of village shops, popular Rose Green schools, doctors and library is approximately three miles to the west and the seaside town of Bognor Regis is approximately two miles to the east with its precinct shopping facilities, range of cafes, bars and restaurants, the beach and promenade and the mainline railway station with services to London Victoria. The local secondary school is also within easy access.

What3Words ///dull.fears.pushy

Tenure: Leasehold & Council Tax band: D

EPC Energy Efficiency Rating: C





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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.