



3A Parklands Avenue

Bognor Regis | West Sussex | PO21 2BA

Price £475,000

Freehold

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WA475 - 09/26

Features

- Individually Designed Detached Family Home
- Cul-de-Sac Setting Half a Mile from Railway Station
- 3 Bedrooms & 2 Separate Reception Rooms
- Generous Kitchen/Dining Room
- On-Site Secure Parking & Established Garden
- 1,288.2 Sq Ft / 119.7 Sq M

Occupying a cul-de-sac position on the outskirts of the town centre, within half a mile level walk to the mainline railway station and town centre amenities, this individually designed, detached family home has been incredibly well cared for throughout the years.

The generous, bright and airy accommodation comprises entrance hall, ground floor cloak/shower room, kitchen/dining room, living room, versatile separate sitting room/potential ground floor bedroom 4, first floor landing, three bedrooms and first floor bathroom.

The property also offers double glazing, a gas heating system via radiators, secure on-site parking at the front and a delightful established rear garden.

The double glazed front door with flank double glazed windows opens into a welcoming entrance hall with tiled flooring, a feature circular leaded light window to the side and carpeted staircase with handrail/balustrade to the first floor, along with a built-in deep cloaks storage cupboard. Modern casement style doors lead from the hallway to the kitchen/dining room, living room and separate sitting room/potential ground floor bedroom 4, with a further door from the hallway to the ground floor shower room, which has two windows to the side, a shower enclosure, close coupled wc, wash basin with storage under, ladder style heated towel rail and under-stair storage cupboard housing the electric consumer unit and meters.

The kitchen/dining room is a generous open plan room at the rear of the property, providing a range of fitted units and work-surfaces with an inset 1 1/2 bowl single drainer sink unit, integrated 5 burner gas hob with hood over, eye level twin oven/grill, space and plumbing for a dishwasher, washing machine, dryer, free standing fridge/freezer and additional under-counter appliance, along with a window to the side, double glazed door to the side, feature double glazed skylight window to the rear and French doors providing access to the sun terrace and rear garden.

The main living room is also positioned at the rear of the property with a feature decorative fireplace, large French doors with flank panels to the rear providing access to the sun terrace and garden, along with further windows to the side and rear.

Positioned at the front of the property is a good size, highly versatile, separate sitting room/ground floor bedroom 4 with window to the front.



The landing is a feature of the home with a large circular leaded light window to the front and additional window to the side, along with an access hatch to the loft space with fitted ladder, which houses the gas boiler. Panel doors lead from the landing to the three bedrooms and bathroom.

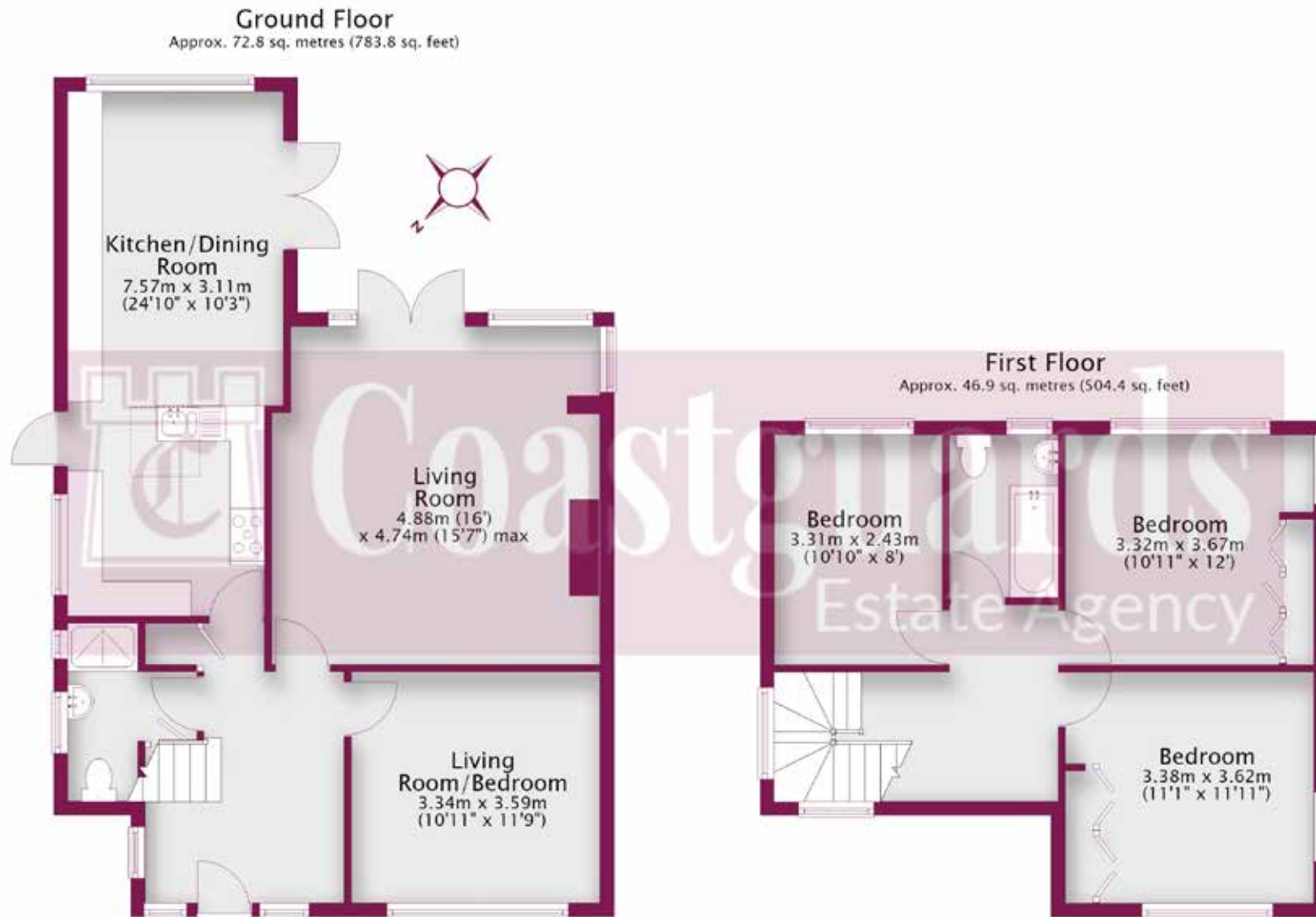
Bedroom 1 has windows to the rear and side and fitted wardrobes. Bedroom 2 has a windows to the front and side and fitted wardrobes, while bedroom 3 has a window to the rear and has previously been utilised as a home office/hobbies room.

The bathroom has a white suite of shaped bath with shower over and fitted shower screen, pedestal wash basin with mirror/light unit over, close coupled wc, ladder style heated towel rail, wall mounted storage unit, tiled walls and window to the rear.

Externally, the front of the property has been laid to hard stand providing secure on-site parking behind double gates, while the rear garden is fully enclosed, with a lawn with raised borders, a generous paved sun terrace, two storage sheds, a pathway to the side with gate to the front, an external water tap and external lighting.

The front garden has twin gravel handstand for secure on-site parking and a raised bed.





Total area: approx. 119.7 sq. metres (1288.2 sq. feet)

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Current EPC Rating: D (68)

Council Tax: Band E £3,103.21 p.a
(Arun District Council / Bognor Regis 2026-2027)



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.