



22 Essex Road, Bognor Regis

Guide Price £260,000

 **Henry Adams**
estate agents

22 Essex Road

- Mid-Terraced Period Property
- Recently Re-modernised and Decorated
- Many Restored Period Features
- Two Reception Rooms
- Modern Kitchen with Utility
- Ground Floor WC
- Two Double Bedrooms
- Modern Family Bathroom
- Garden with Patio Area
- NO Forward Chain

Step inside this charming two bedroom mid-terraced period property and discover a home that beautifully blends restored character with modern comfort.

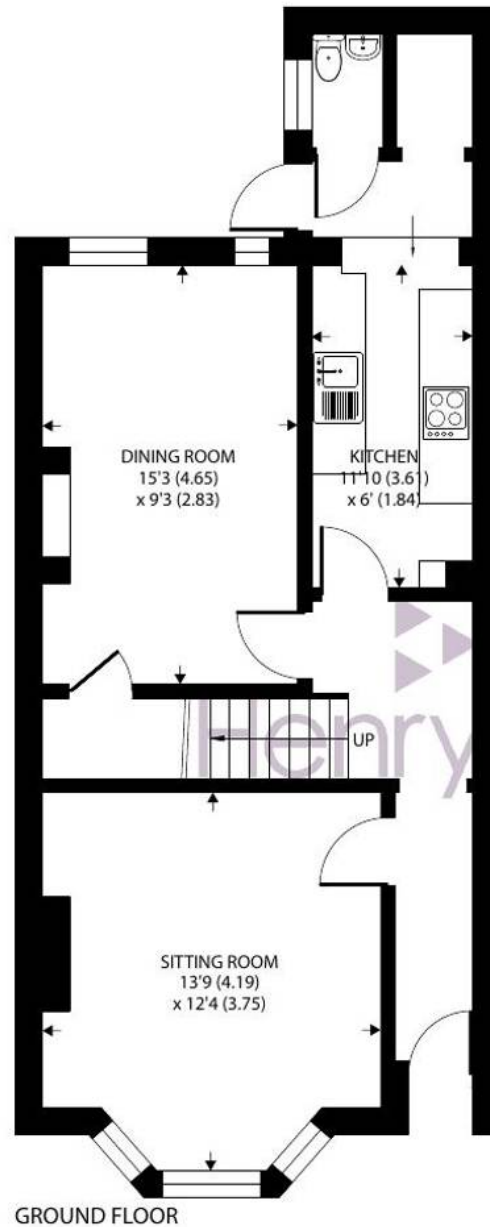
Recently re-modernised and decorated throughout, this inviting house is ready for you to move straight in, with no forward chain to slow you down. As you enter, you'll notice the fresh new carpets and floor coverings underfoot, as well as carefully preserved period features, including elegant picture rails, striking cast iron fireplaces, and the original range, all adding a sense of history and warmth to the space.

The layout offers two spacious reception rooms, perfect for relaxing evenings or entertaining friends and family, while the modern kitchen comes complete with a handy utility area for all your laundry and storage needs. A convenient ground floor WC adds extra practicality for busy households.

Cont ...







Essex Road, Bognor Regis

Approximate Area = 1017 sq ft / 94.4 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 2026.
Produced for Henry Adams. REF: 1521144

Upstairs, you will find two generous double bedrooms, each filled with natural light. The modern family bathroom is stylish and functional, making morning routines a breeze. Throughout the property, you'll appreciate the thoughtful updates that complement the period details, creating a comfortable and welcoming atmosphere. This is a home that feels both classic and contemporary, ideal for anyone who loves original features but wants the ease of modern living.

If you are looking for a move-in ready period home with all the hard work already done, this property is sure to impress. Book a viewing today and see for yourself what makes this house so special.

Conveniently situated on the outskirts of the seaside town of Bognor Regis within walking distance to the mainline railway station with services to London Victoria and the South Coast. The precinct shopping facilities with a range of cafes, bars and restaurants is also within walking distance. The Regis Academy school campus is also conveniently situated nearby.

What3Words [///case.wiped.crush](https://www.what3words.com/case.wiped.crush)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.