



55 Bedford Avenue, Bognor Regis

Guide Price £300,000

 **Henry Adams**
estate agents

55 Bedford Avenue

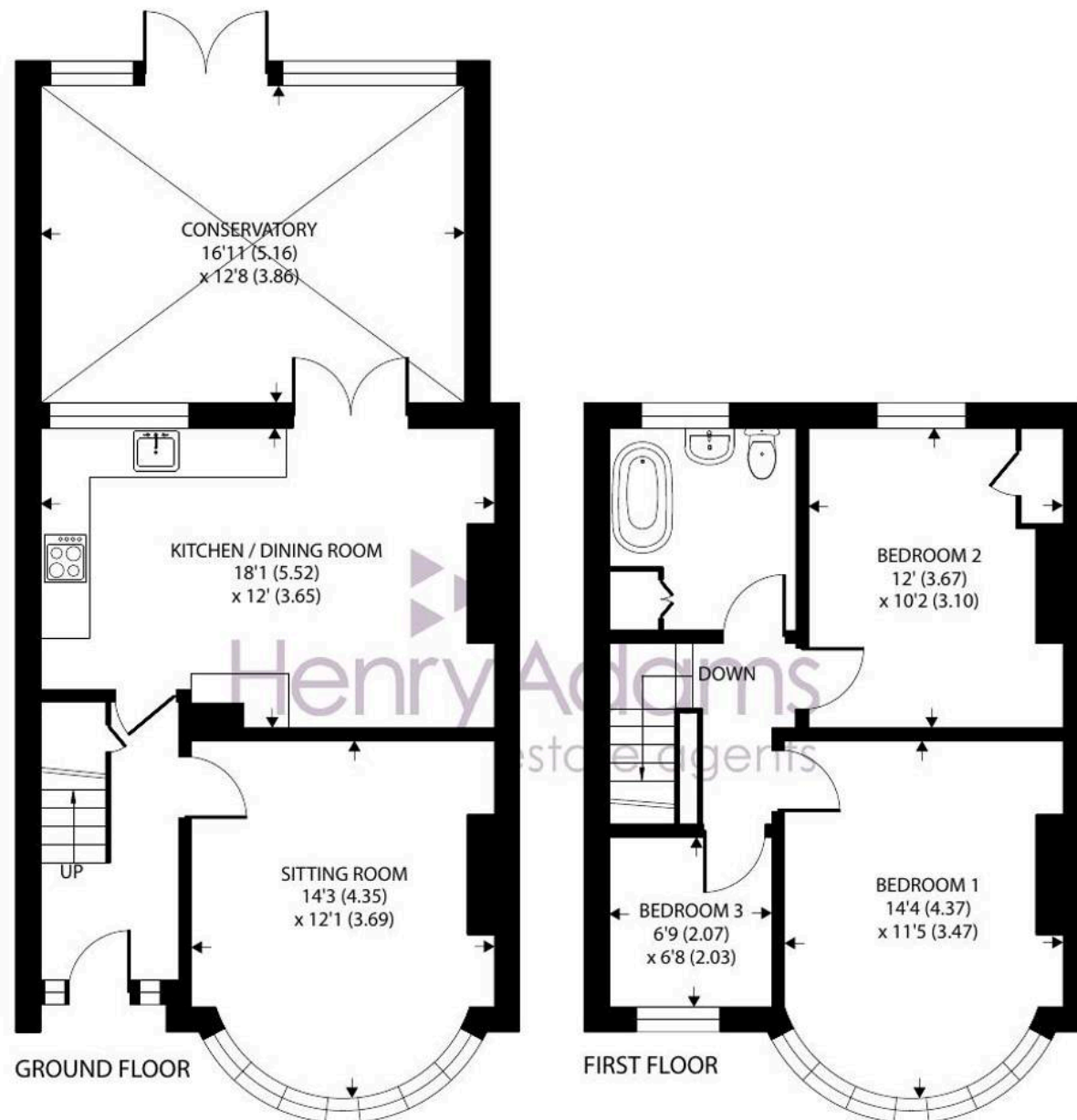
- 1930's Terraced House
- Period Sitting Room
- Large Kitchen/Dining Room
- Conservatory
- Three Bedrooms
- Large Garden
- New Boiler
- Rear Access to Garden with Off-street Parking
- Off-street Parking at Front of House

Located in a quiet residential street, this charming 1930's terraced house offers a wonderful blend of period character and modern convenience, making it an ideal family home. The property boasts three bedrooms, each with ample natural light and space for storage, providing comfortable accommodation for families or professionals alike.

The welcoming entrance hall leads to a spacious period sitting room, featuring original features and a warm, inviting atmosphere that is perfect for relaxing or entertaining guests. The heart of the home is the impressive kitchen/dining room, which has been thoughtfully designed to offer plenty of space for cooking, dining, and socialising, with modern fittings and generous worktop areas. Adjacent to the kitchen, a bright and airy conservatory adds an extra dimension to the living space, creating a versatile area that can be used as a playroom, home office, or additional sitting room. The property has been well maintained, with a recently installed boiler ensuring efficient heating and hot water throughout the year.







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Approximate Area = 1115 sq ft / 103.5 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). © nichecom 2026. Produced for Henry Adams. REF: 1508814

Off-street parking is available both at the front of the house and via rear access, offering convenient options for multiple vehicles (ideal for busy households or visiting guests). The layout of the house provides a practical flow between rooms, while the tasteful décor and neutral colour palette allow for personalisation to suit individual tastes. The three bedrooms are serviced by a well-appointed family bathroom, which is complemented by quality fixtures and fittings.

Additional features include double glazing for energy efficiency and a secure entrance for peace of mind. This delightful terraced home is situated within easy reach of local amenities, reputable schools, and transport links, making daily life straightforward and enjoyable. With its blend of period charm and modern updates, including a large conservatory and off-street parking, this property represents an excellent opportunity for those seeking a comfortable and stylish home in a desirable location.

The property is located in a convenient location, just off the B2259 Chichester Road with good access to both the Cathedral City of Chichester and the seaside town of Bognor Regis. Walking distance to local schools and shops.

What3Words [///keen.wires.edges](https://www.what3words.com/keen.wires.edges)

Council Tax band: C

Tenure: Freehold

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.