



14 Den Avenue, Bognor Regis

Guide Price £565,000







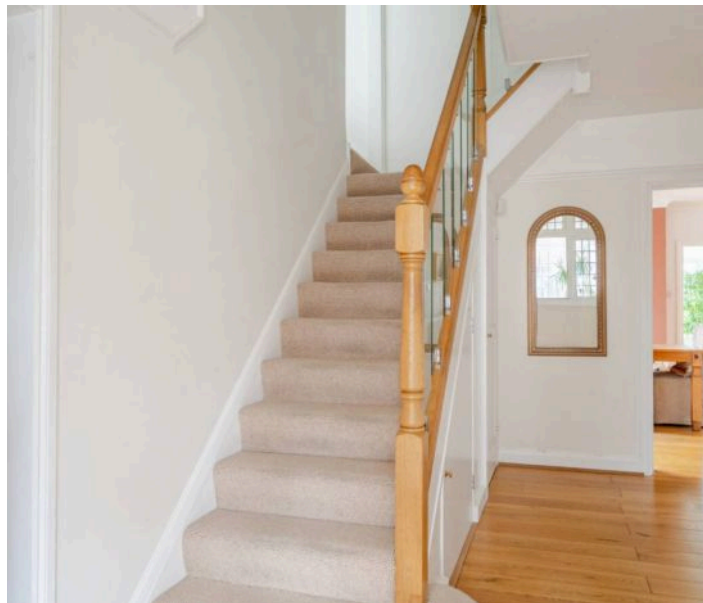
# 14 Den Avenue

- 1930's Extended Character Family Home
- Open Plan Kitchen and Dining Area with Log Burner
- Sitting Room with Bay Window and Fireplace
- Snug with Utility
- Sun Room overlooking the Garden
- Four Generous 1st Floor Bedrooms
- Modern Family Bathroom and 2 En-Suite Shower Rooms
- Study/Gym
- Timber Cabin and Bike Shed/Workshop
- Wrap-around Gardens and Ample Parking

Introducing an exquisite four bedroom detached house that embodies the charm of a 1930's extended character family home. This property offers a harmonious blend of modern comforts and traditional aesthetics, boasting a spacious open plan kitchen and dining area complete with a cosy log burner. The sitting room captures natural light through its bay window, complemented by a classic fireplace, creating a perfect retreat for relaxation. A versatile snug with adjoining utility space adds convenience to daily living.

The sun room provides a serene space to unwind, overlooking the garden. The property features four generously sized first floor bedrooms plus a study/gym, each offering ample space for rest and relaxation. For added convenience, the modern family bathroom and two en-suite shower rooms provide luxurious amenities to meet every need.

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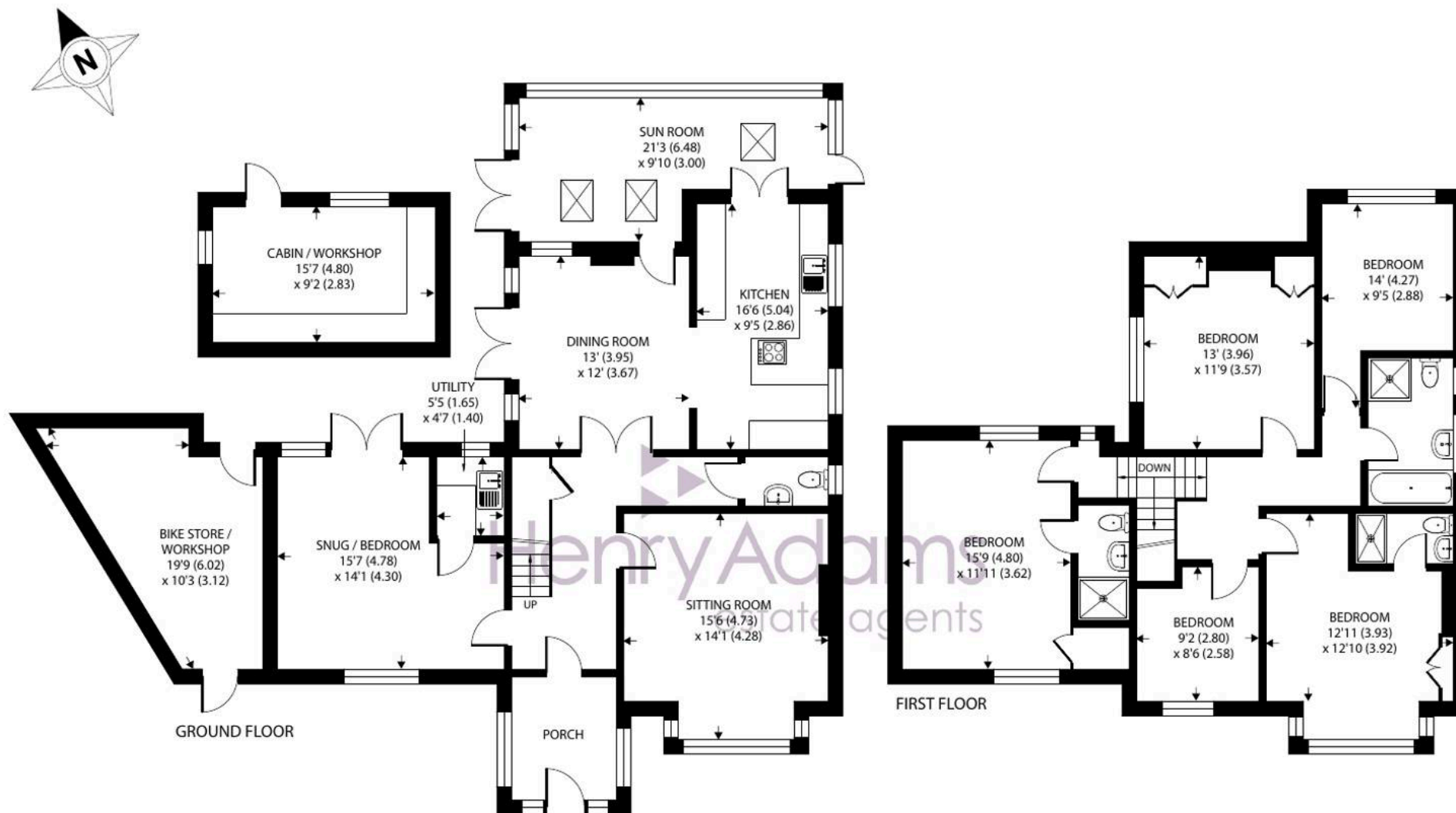












## Den Avenue, Bognor Regis

Approximate Area = 2147 sq ft / 199.4 sq m

Bike Store / Workshop = 165 sq ft / 15.3 sq m

Cabin / Workshop = 144 sq ft / 13.3 sq m

Total = 2456 sq ft / 228.1 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 2025. Produced for Henry Adams. REF: 1384930



Fitted wardrobes in select bedrooms offer practical storage solutions, while the property's lovely views over playing fields create a picturesque backdrop for every-day living. With meticulous attention to detail and a thoughtful layout designed for both comfort and style, this residence presents a rare opportunity to experience the best in modern family living.

Included on the premises is a timber cabin ideal for working from home or creative pursuits, along with a bike shed/workshop for storage and projects. Ample off-road parking ensures convenience for residents and guests alike.

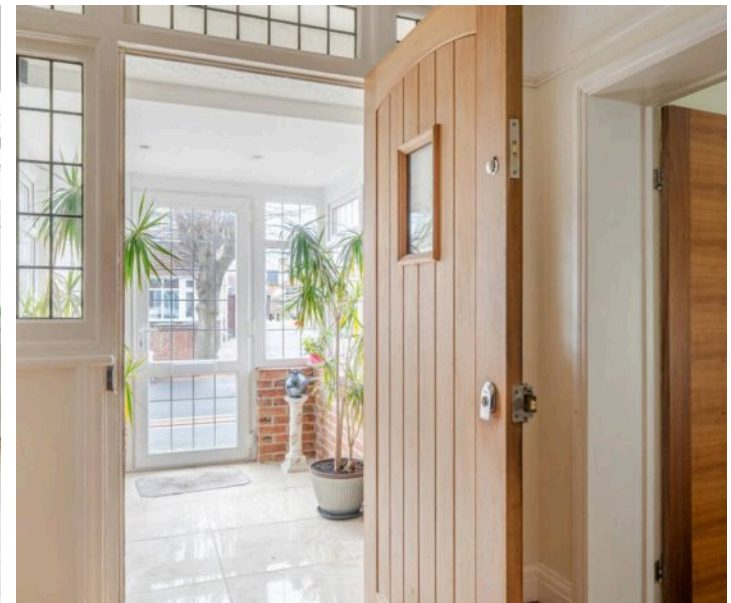
Interested parties seeking a sophisticated and well-appointed home in a sought-after location need look no further than this stunning property. Contact us today to schedule a viewing and discover the endless possibilities that this exceptional residence has to offer.

Den Avenue is a desirable sought-after residential cul-de-sac in the heart of Bognor Regis town centre. The beach, promenade, Hotham Park, Local Schools and precinct shopping facilities are within easy walking distance. Bognor Regis has a mainline railway station with connections to London/Victoria and the South Coast. The historic Cathedral City of Chichester is approximately seven miles distant.

What3Words ///lamps.yours.gown

Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: D







## Henry Adams - Bognor and Aldwick

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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.