



Pinewood, Town Cross Avenue, Bognor Regis

Guide Price £250,000

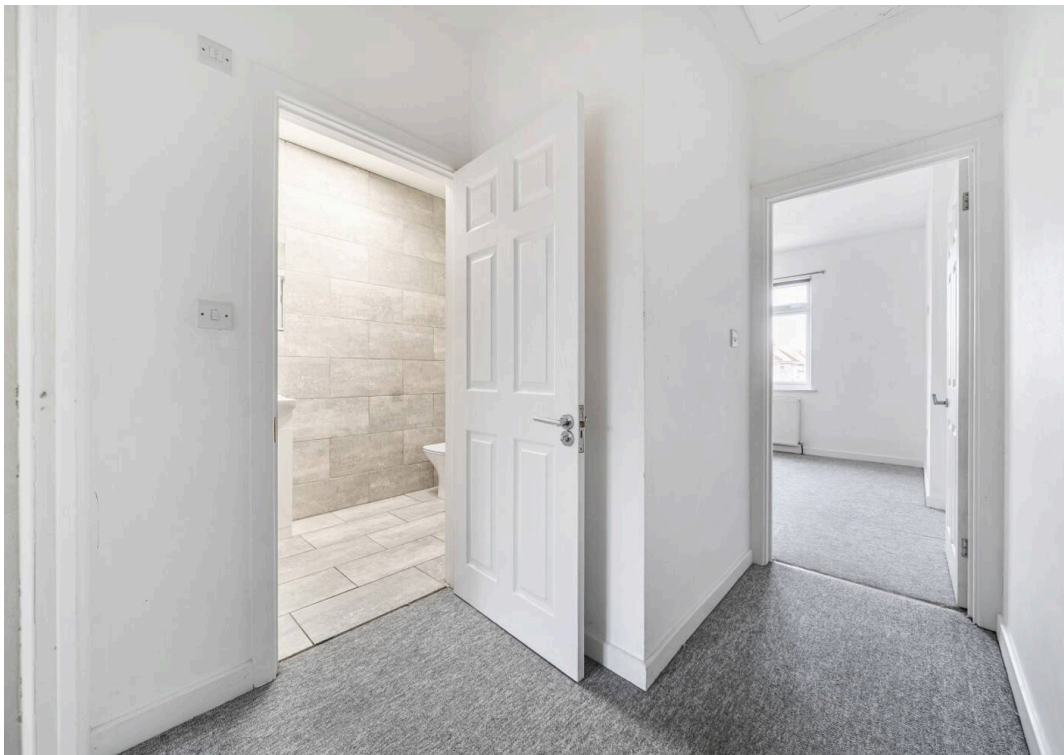
Pinewood, Town Cross Avenue

- End of Terrace House
- Open Plan Reception Space
- Kitchen Area with Dining Space
- Ground Floor Bedroom 3/Study
- Ground Floor Cloakroom
- Two First Floor Bedrooms
- Modern Bathroom
- Pretty Garden
- Off-street Parking Space
- Close to Town Centre and Railway Station

A well presented end of terrace house which offers versatile and modern accommodation, perfectly suited to a range of buyers.

The property features two well proportioned bedrooms on the first floor, each filled with natural light and offering ample storage options. On the ground floor, a further room provides flexibility as a third bedroom or a comfortable study, ideal for those working from home or seeking guest accommodation. The heart of the home is the spacious open plan reception area, which seamlessly connects to a contemporary kitchen and dining space, creating an inviting environment for entertaining and everyday living and which features bifold doors opening to the garden. The kitchen is thoughtfully designed with a range of integrated appliances, generous worktop space and stylish cabinetry, making it both functional and attractive. A modern bathroom, finished to a high standard, serves the first floor bedrooms, while a convenient downstairs cloakroom adds further practicality for residents and guests alike.







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Approximate Area = 926 sq ft / 86 sq m

Outbuilding = 92 sq ft / 8.5 sq m

Total = 1018 sq ft / 94.5 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: 1524549

A photograph of a garden area. In the foreground, there is a raised garden bed constructed from weathered wooden planks. The bed is filled with various plants, including tall, thin, yellowish-brown stalks and green leafy plants. A low brick border runs along the right side of the bed. To the right of the bed is a concrete patio area. In the background, a wooden fence made of vertical slats runs across the middle ground. Behind the fence, a brick house with a chimney and a small window is visible. A large green tree stands behind the house. The sky is clear and blue. A green clothesline is strung across the top of the frame. On the left side, there is a concrete wall with some plants growing on it.

A bright, empty room with white walls and a grey carpet. A window with a white frame and a dark curtain rod is on the right wall, with a white radiator below it. A white door is visible on the left wall. The room is well-lit, and the walls appear to be freshly painted.

A bright, empty room with white walls and a grey carpet. A white radiator is positioned against the right wall. A window on the left wall looks out onto greenery. Sunlight casts a shadow of the radiator onto the right wall.

EPC Energy Efficiency Rating: D



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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.