

19 Addison Way, Bognor Regis

Guide Price £325,000

Henry Adams
estate agents

19 Addison Way

- Semi-detached House
- Quiet Cul-de-Sac
- Good Size Reception Room
- Downstairs Cloakroom
- Three Bedrooms
- Family Bathroom
- Garden
- Excellent Garden Room with Power
- Garage
- Off-street Parking

Nestled in a quiet cul-de-sac, this well-presented three bedroom semi-detached house offers a fantastic opportunity for families and professionals alike. The property welcomes you with a spacious entrance hall that leads to a generous reception room, ideal for both relaxing evenings and entertaining guests. The modern kitchen is thoughtfully designed, providing ample storage and preparation space, while the adjoining dining area ensures meal times are both convenient and sociable. A downstairs cloakroom adds to the practicality of the home, offering additional convenience for residents and visitors.

Upstairs, the property features three well-proportioned bedrooms, each with plenty of natural light and flexible layouts to accommodate a variety of furnishings or potential home office needs. The family bathroom is finished to a high standard, featuring contemporary fittings and a clean, bright aesthetic.











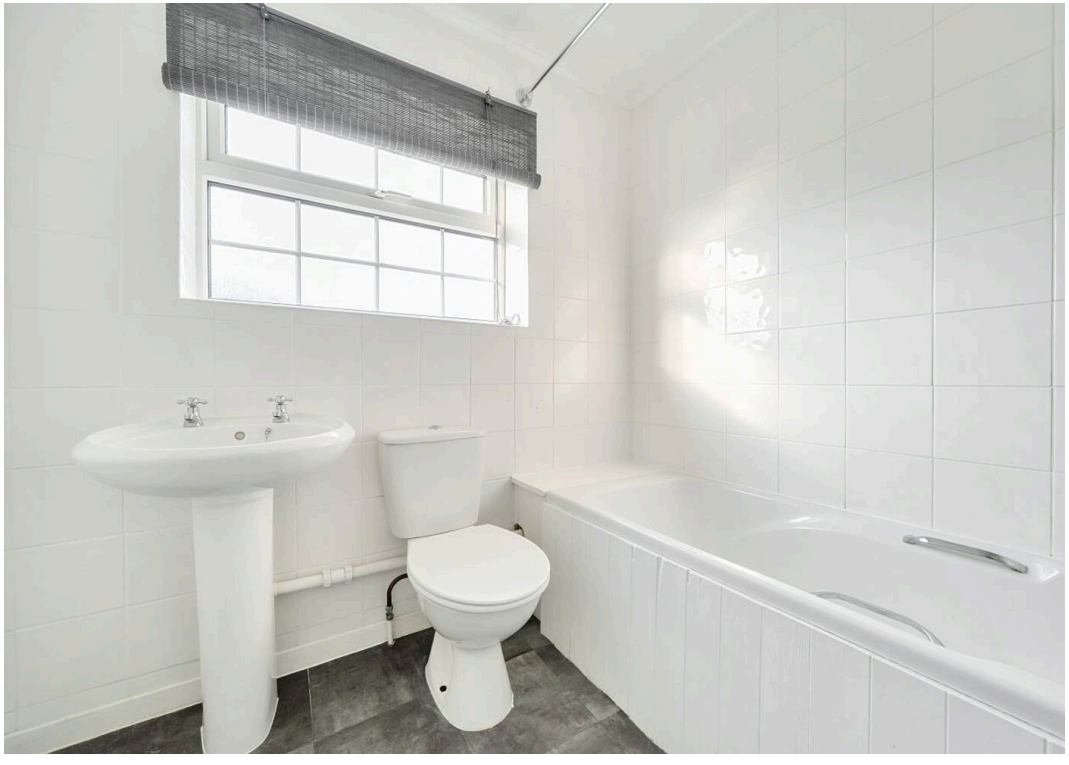














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Approximate Area = 805 sq ft / 74.7 sq m
Garage = 121 sq ft / 11.2 sq m
Outbuilding = 121 sq ft / 11.2 sq m
Total = 1047 sq ft / 97.1 sq m

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 2026.
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One of the standout features of this home is the excellent garden room, complete with power, which offers a versatile space suitable for a home office, gym, playroom or creative studio (depending on your individual requirements).

Additional benefits include a garage, providing secure storage or parking, and off-street parking for multiple vehicles, ensuring ease of access at all times. The south-westerly facing garden also benefits from two further sheds.

A really good house in a convenient location.

This semi-detached property is situated in the popular residential area of Bersted in a quiet cul-de-sac. There is excellent access via the A259 to both the cathedral city of Chichester with its precinct shopping facilities, a range of cafes, bars, restaurants and the renowned Chichester Festival Theatre. The seaside town of Bognor Regis with the beach, promenade and mainline railway station to London Victoria and the 'out of town' shopping centre in Bersted is also easily accessed with Next, Marks & Spencer's and the major supermarkets.

What3Words ///almost.navy.cheer

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D









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