



137 Collyer Avenue, Bognor Regis

Guide Price £275,000

137 Collyer Avenue

- End-of-Terrace House
- Spacious Reception Room
- Contemporary Kitchen
- Conservatory
- 3 Bedrooms
- Modern Bathroom
- South Facing Garden
- Off-street Parking for 2 Cars
- Central Bognor Location

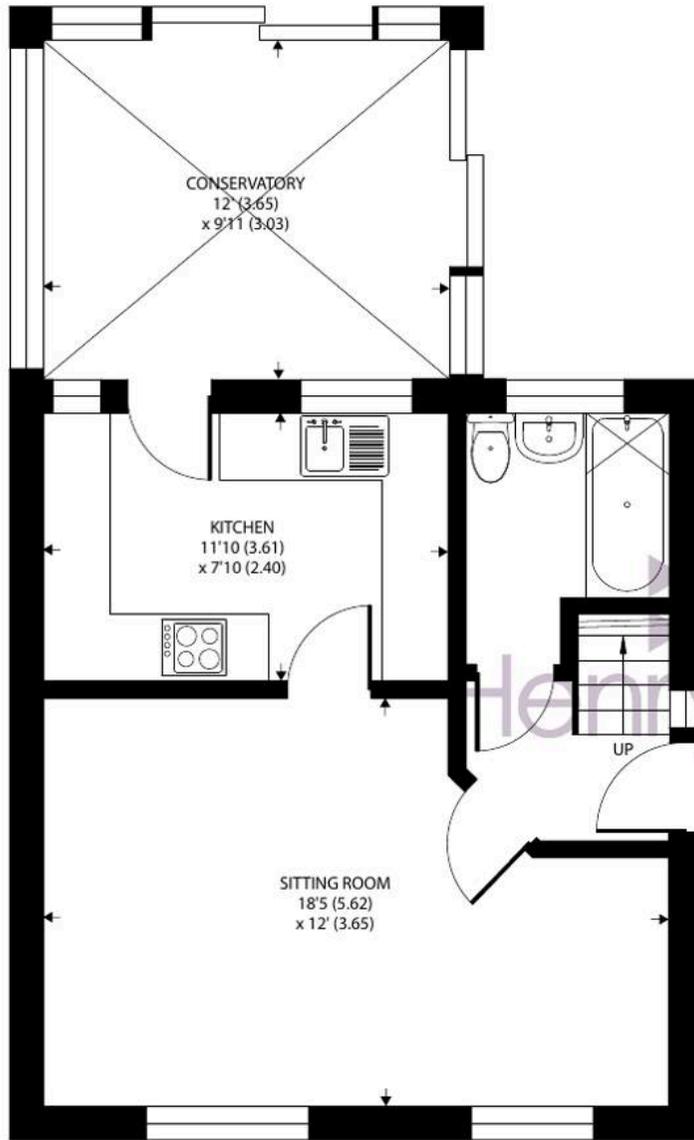
Located in central Bognor, this end-of-terrace three bedroom house presents an ideal opportunity for families and professionals alike. The property is thoughtfully arranged to maximise space and natural light, with a welcoming entrance hall leading to a spacious reception room that features rare Venetian plastering, creating a stylish and inviting atmosphere. The contemporary kitchen is fitted with modern appliances, sleek cabinetry and quartz worktops, offering plenty of storage. Adjoining the kitchen is a bright glass room, perfect for use as a dining area or additional living space, with views over the south facing garden.

Upstairs, three well proportioned bedrooms provide comfortable accommodation, while the modern family bathroom is finished to a high standard with quality fixtures and fittings. Additional benefits include off-street parking for two cars available to the front of the property.

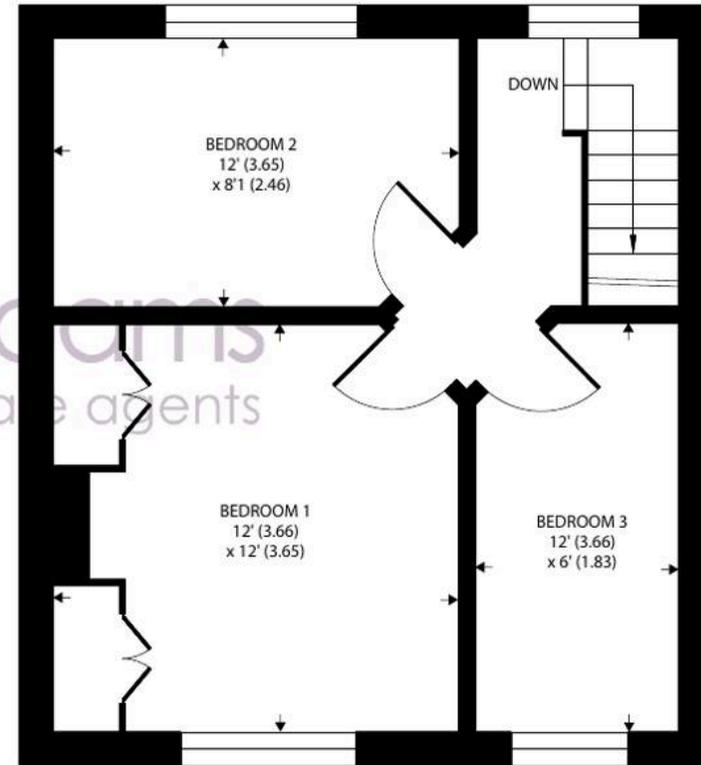








GROUND FLOOR



FIRST FLOOR

Collyer Avenue, Bognor Regis

Approximate Area = 881 sq ft / 81.8 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). © ntechcom 2026.
Produced for Henry Adams. REF: 1424376

The outside space is equally impressive, with a beautifully maintained south facing garden that enjoys plenty of sunlight throughout the day. This private outdoor area is mainly laid to lawn, with border beds, while a patio area adjacent to the conservatory provides a perfect spot for alfresco dining or relaxing with a book. Located within easy reach of Bognor's town centre, local schools, and excellent transport links, this property combines comfortable living with the convenience of a central location.

The property is situated on the north side of Bognor Regis and is in a convenient location for the nearby schools and in a perfect position for travelling into Bognor Regis or to nearby Chichester.

What3Words ///magma.lock.grass

Council Tax band: B

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.