



**6 Brazwick Avenue**

North Bersted | Bognor Regis | West Sussex | PO21 5DY

**Price £379,995**

**Freehold**

# 6 Brazwick Avenue

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DA395 - 11/25

## Features

- 3 Bedroom Semi-Detached Family Home
- Open Plan Living/Dining Room with Log Burner
- Fitted Kitchen with Range Style Cooker
- Pitched Roof Double Glazed Conservatory
- Replacement Double Glazing & Gas Heating System (Radiators)
- Highly Versatile Outbuilding with Shower Room
- On-Site Parking for Several Vehicles, Boat, Trailer, etc
- Popular Location on the Outskirts of Bognor Regis
- 1,034.6 Sq Ft / 96.1 Sq M (Plus Outbuilding)

Situated close to bus routes and providing an ease of access to the A259 coastal route, this semi-detached family home has been updated by the current owners including replacement double glazing, a modern gas combination boiler, re-fitted bathroom and highly versatile outbuilding, which lends itself to a multitude of uses.

The accommodation comprises: entrance porch, open plan hallway to the open plan generous living/dining room, full width kitchen at the rear leading to a good size pitched roof double glazed conservatory, first floor landing, three bedrooms and family bathroom.

The property also offers a generous frontage with secure on-site parking and a fully enclosed rear garden.

A double glazed front door leads into a good size double glazed porch where an inner front door leads into the entrance hall with double glazed window to the side, carpeted staircase with handrail/balustrade to the first floor with under-stair storage cupboard housing the electric consumer unit and gas and electric meters.

The entrance hall flows through to the open plan living/dining room which has a double glazed window to the side in the living area, which also boasts a feature tiled fireplace with recessed solid wood burning stove. The dining area has a large double glazed window to the front.

From the living room a part glazed door with feature flank natural light glass block work leads to the rear into the kitchen, which boasts a range of base, drawer and wall mounted units with fitted roll edge work surfaces, an inset 1 1/2 bowl single drainer sink unit with mixer tap, space and plumbing for a washing machine and dishwasher, electric Range style cooker with hood over, tiled splash-back surround and two double glazed windows and a double glazed door to the rear leading through into the adjoining pitched roof double glazed conservatory, with tiled floor, French doors to the rear providing access into the rear garden and a further double glazed door to the side.







The first floor landing has a double glazed window to the side and an access hatch to the loft space, with fitted ladder, which houses the recently installed modern gas combination boiler. Doors from the landing lead to the three bedrooms and bathroom.

Bedroom 1 has a large double glazed window to the front, while bedroom 2 has a double glazed window to the rear and a fitted double wardrobe. Bedroom 3 is positioned at the front of the property and has a feature double glazed corner window to the front and side. The family bathroom has been re-fitted with a modern white suite of P-shaped bath with shower over, close coupled wc and wash basin with storage under, tiled floor and splash-backs and a double glazed window to the rear.

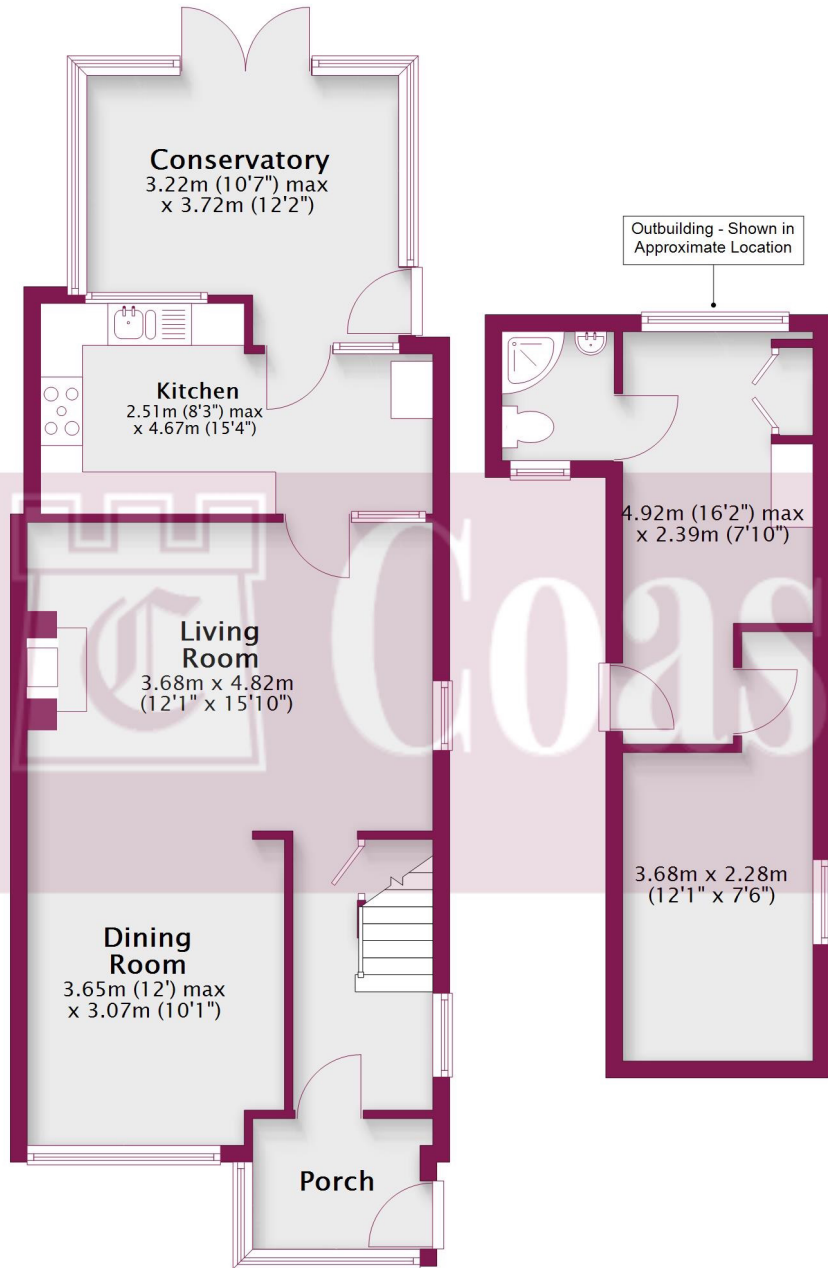
Externally, there is a generous wrap around frontage with an established well stocked front garden. A five bar gate provides access to the shingle driveway providing secure on-site parking. A gate leads through to a side pathway, in turn leading to a fully enclosed rear garden, with paved entertaining terrace with pergola over, external power points, external water tap, lawn with established borders and timber storage shed with power at the rear.

The highly versatile outbuilding, which is currently utilised as a playroom and home office, is of a good size comprising two separate rooms, along with the benefit of a shower room creating an ideal gym, space or even annex potential (subject to the necessary consents).

**Current EPC Rating: D (66)    Current Tax: Band C    £2,168.71 p.a. (Arun District Council / Bersted 2026 - 2027)**

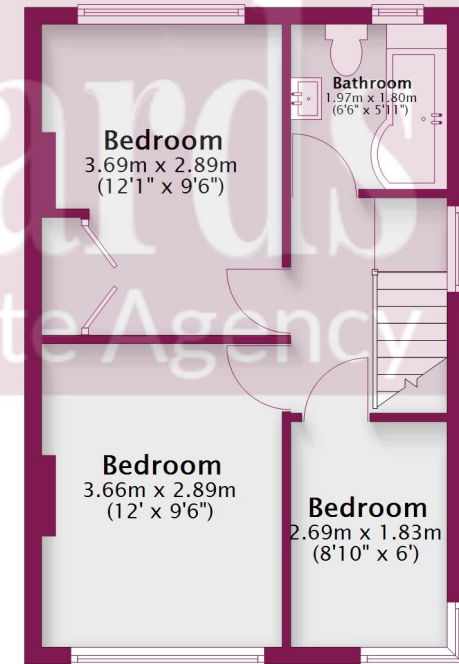
## Ground Floor

Main area: approx. 60.3 sq. metres (649.1 sq. feet)  
Plus outbuildings, approx. 22.5 sq. metres (242.5 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.5 sq. feet)



Main area: Approx. 96.1 sq. metres (1034.6 sq. feet)

Plus outbuildings, approx. 22.5 sq. metres (242.5 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



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