



47 Highfield Road, Bognor Regis

Guide Price £270,000

47 Highfield Road

- Character Features
- Extremely Well-Presented Throughout
- Sitting Room with Bay Window
- Separate Dining Room with Fireplace
- Ample Storage Throughout
- Driveway Parking
- South Facing Garden
- Close to Local Amenities
- Planning Permission Currently in Place (BR/143/25/CLP) & (BR/183/25/PDH)

This beautifully presented two bedroom terraced house offers a perfect blend of period charm and modern comfort. Situated in a residential area, the property boasts a wealth of character features, including original floorboards and elegant fireplaces.

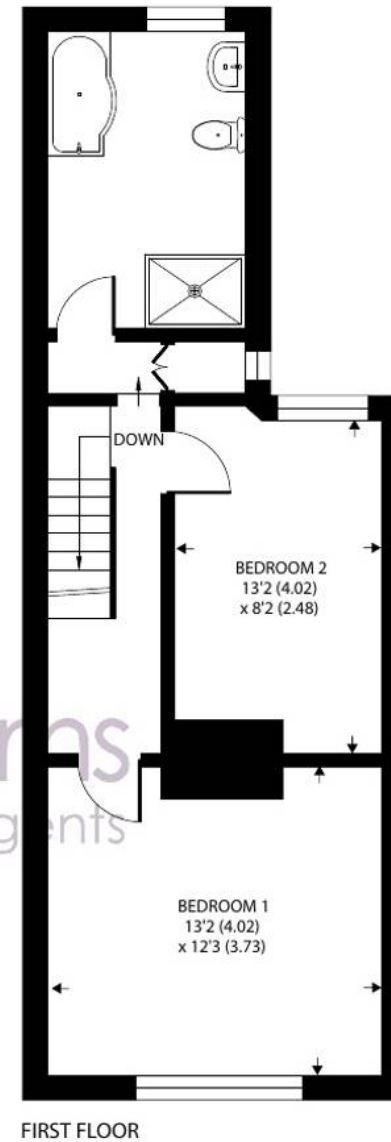
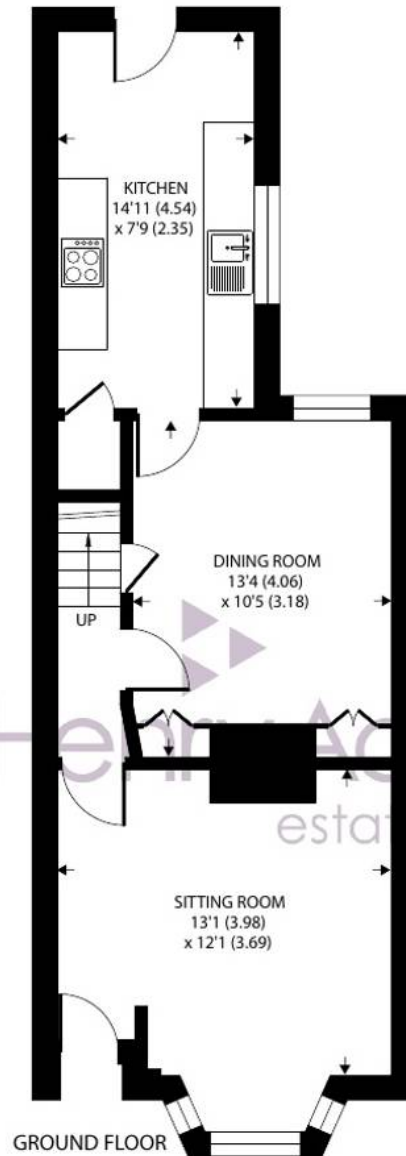
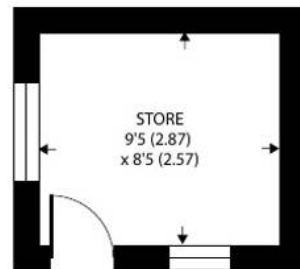
The property welcomes you with a spacious sitting room that features a striking bay window, allowing natural light to flood the space and enhance the original character floorboards. A separate dining room, complete with a fireplace, provides a warm and inviting setting for entertaining or family meals. The kitchen offers ample storage and workspace, catering to the needs of modern living.

Both bedrooms are very well-proportioned, with generous storage solutions throughout the home ensuring a clutter free environment. The bathroom is finished in-keeping with the character of the home, complementing the overall presentation of the property. Benefiting from current planning permission for a loft conversion (subject to the necessary works), this property also offers exciting potential for future expansion.









Highfield Road, Bognor Regis

Approximate Area = 920 sq ft / 85.4 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 999 sq ft / 92.7 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). © natchecom 2026.
Produced for Henry Adams. REF: 1496138

The west facing garden is thoughtfully landscaped for low maintenance with a combination of patio and lawn areas, offering space for outdoor dining, barbecues, or simply enjoying the sunshine. At the front of the property, driveway parking ensures convenience and peace of mind, a rare advantage in this popular location. With its combination of character, comfort, and exceptional outdoor space, this charming terraced house is sure to appeal to a wide range of buyers. Early viewing is highly recommended to appreciate all that this delightful home has to offer.

Situated within easy walking distance to the Bersted out of town shopping facilities, The Chichester University campus and the precinct shopping facilities of the town centre with a range of shops, cafes, bars and restaurants. There is also the mainline railway station with services to London Victoria and the South Coast.

What3Words ///ready.inner.banks

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.