



31 Annandale Avenue, Bognor Regis PO21 2ES
£500,000 Freehold



3 Bedrooms



1 Bathroom



3 Reception Rooms

Sw

Sims Williams

Key Features

- Fully Renovated Since 2021
- Detached Family Home
- Three Double Bedrooms
- Multiple Reception Rooms
- Modern Kitchen/Diner
- Separate Utility Room
- Ground Floor Cloakroom
- Large Integral Garage
- Versatile Family Accommodation

EPC Rating

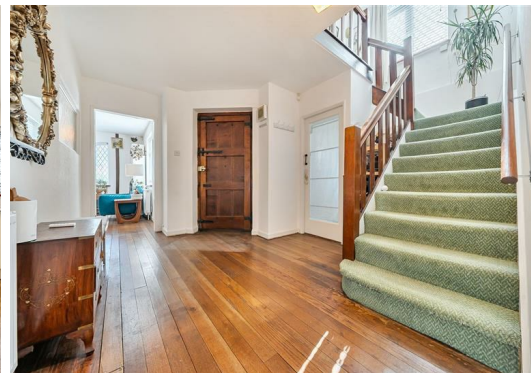
Current = D

Potential = C

Council Tax Band

Band = E

Tenure - Freehold



Approximate Area = 1804 sq ft / 167.5 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

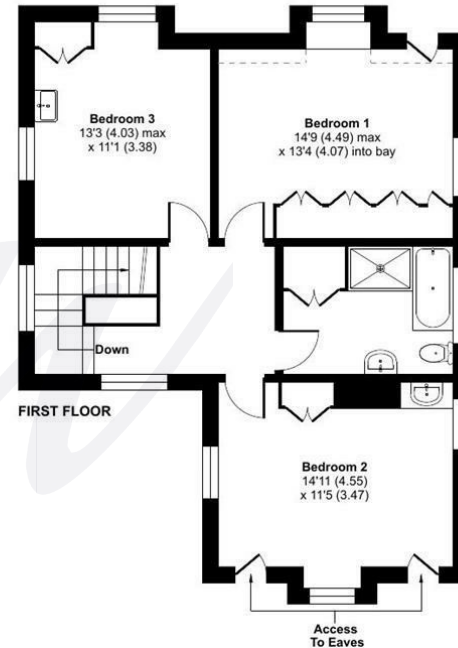
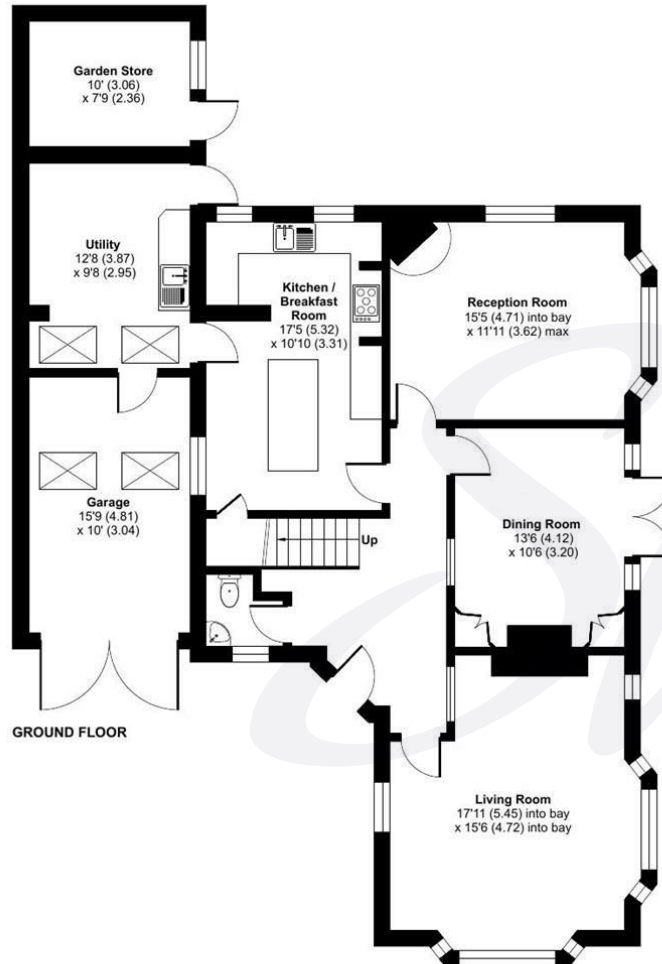
Garage = 157 sq ft / 14.5 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 2046 sq ft / 189.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
Produced for Sims Williams. REF: 1511673





simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

bognor-regis@simswilliams.co.uk

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.