



18 Central Avenue, Bognor Regis

Guide Price £375,000

 Henry Adams  
estate agents







# 18 Central Avenue

- Spacious Semi-Detached House
- Extended Ground Floor
- Well Proportioned Reception Room
- Large Kitchen/Dining Room
- Separate Study
- Cloakroom
- Three Bedrooms
- Off-Street Parking for Three Cars
- Good Size South Facing Garden
- Wide Residential Street

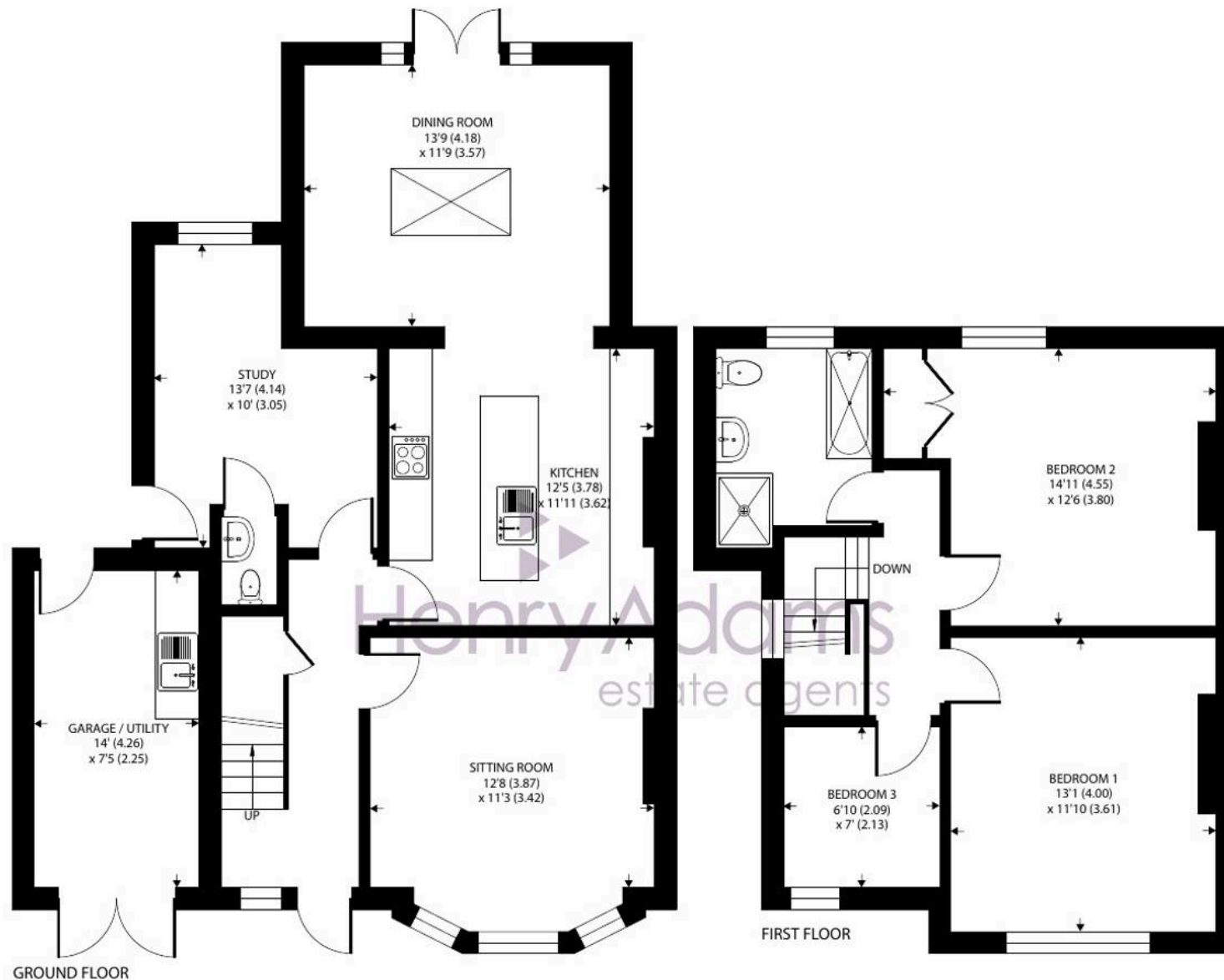
A beautifully presented three bedroom semi-detached house ideally situated on a wide residential street. The property has been thoughtfully extended and renovated over the last five years by the current owners to provide generous and flexible living accommodation, perfect for families and those who enjoy entertaining.

The front door opens to a wide hallway with laminate wood flooring, stairs to the first floor, an under stairs cupboard and doors to all ground floor rooms. The well proportioned reception room offers a comfortable space for relaxation with a large bay window to the front of the house, while the separate study is ideal for working from home or as a playroom. The heart of the home is the large kitchen and dining room which divides into two zones, the kitchen area with a comprehensive range of wooden wall base units with wooden worktops, space for range and large fridge/freezer opening through to the large dining area with double French doors opening to the garden, which benefits from ample storage and direct access to the garden, creating a wonderful space for family meals and gatherings. A convenient cloakroom adds to the practicality of the ground floor layout.









## Central Avenue, Bognor Regis

Approximate Area = 1235 sq ft / 114.7 sq m

Garage / Utility = 105 sq ft / 9.7 sq m

Total = 1340 sq ft / 124.4 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. Produced for Henry Adams. REF: 1396011



Upstairs, three well sized bedrooms and a large, stylish family bathroom provide comfortable accommodation, with plenty of natural light throughout.

Outside, there is a good size south facing garden which is mainly laid to lawn with patio area and border beds. There is also a garden shed. To the front of the property, there is off-street parking for up to three cars. This attractive home offers a rare combination of generous accommodation, excellent outside space, and a prime position, making it a must see for discerning buyers.

The property is located in a convenient location, just off the B2259 Chichester Road with good access to both the Cathedral City of Chichester and the seaside town of Bognor Regis. Walking distance to local schools and shops.

What3Words [///pool.list.money](https://www.what3words.com/pool.list.money)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







## Henry Adams - Bognor and Aldwick

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

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://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.