



138 Collyer Avenue, Bognor Regis

Guide Price £300,000

 Henry Adams
estate agents

138 Collyer Avenue

- Semi-detached House
- Corner Property
- Good Size Reception Room
- Three Bedrooms
- Off-street Parking for Two Cars
- Large Plot
- Two Outbuildings and Garage
- Garden

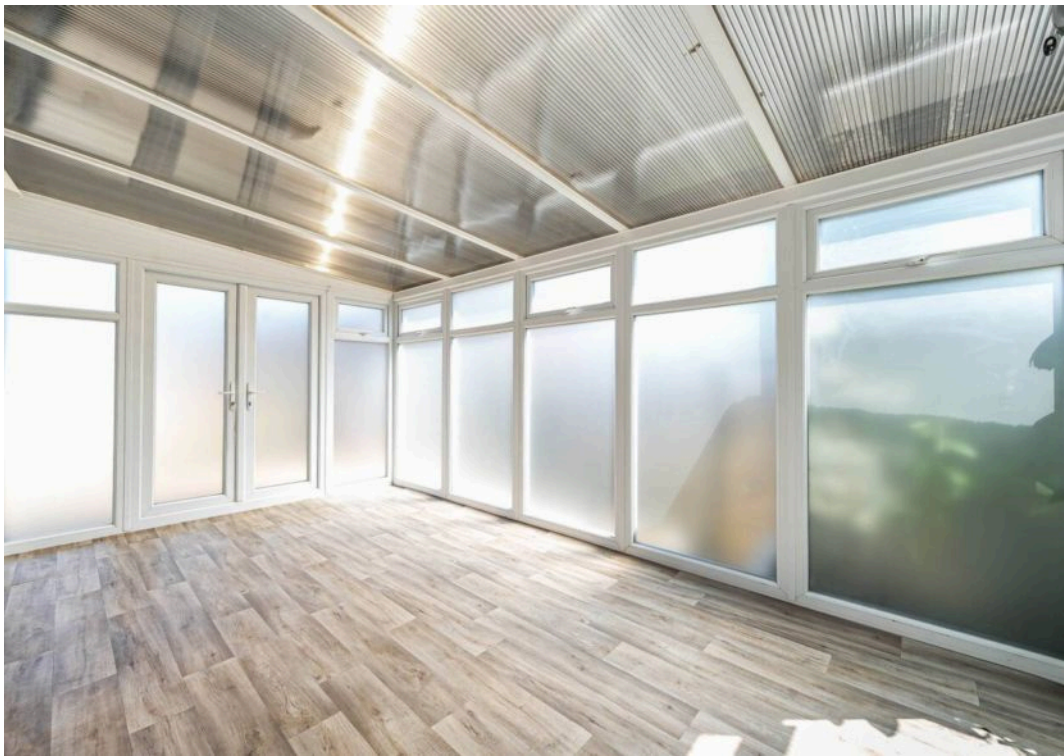
A three bedroom semi-detached house, situated on a corner plot that includes off-street parking for two cars and a garage.

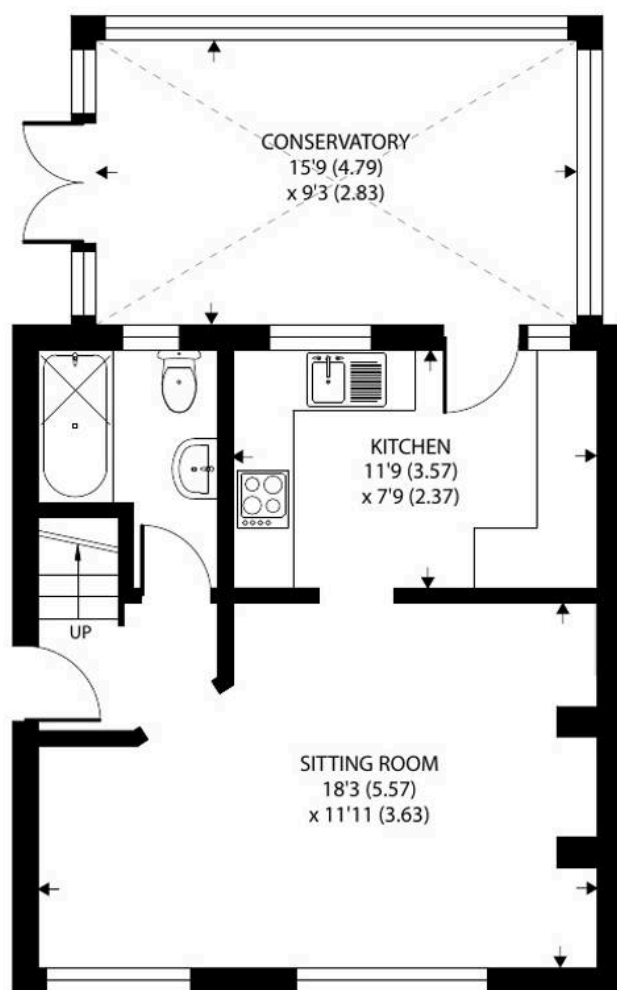
The front door to the building is at the side of the house and opens onto a hallway with stairs to the upper floor and doors to the reception room and bathroom. The spacious reception has two large windows to the front of the house and a door to the kitchen. The kitchen is a good size and has a further door to the large conservatory.

On the first floor are 3 bedrooms.

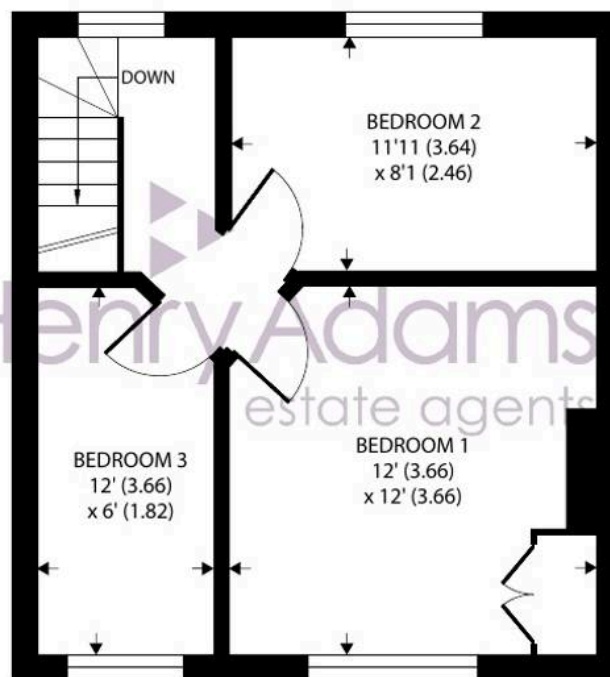
Situated on a large plot, this property presents an exceptional opportunity for those seeking to create their own space in a central Bognor location.



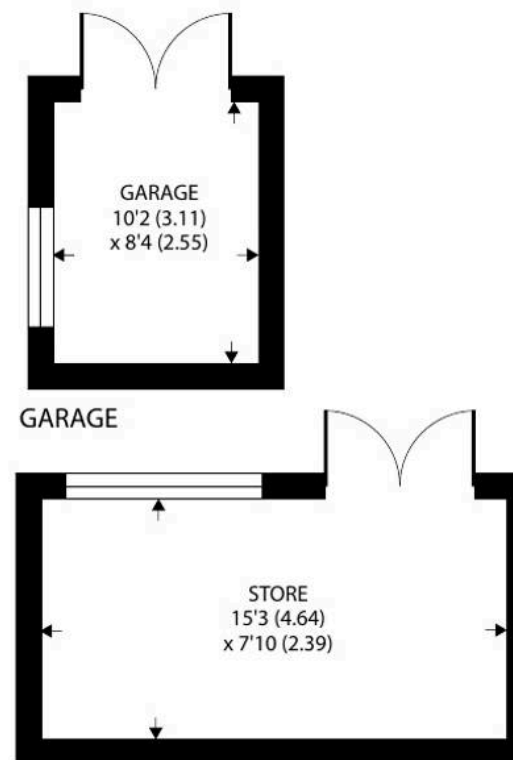




GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Collyer Avenue, Bognor Regis

Approximate Area = 897 sq ft / 83.3 sq m

Garage = 58 sq ft / 5.3 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 1074 sq ft / 99.8 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). © natchecom 2025.
Produced for Henry Adams. REF: 1309942

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 ///blitz.await.melt

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.