



3 Canada Grove, Bognor Regis

Guide Price £270,000

 **Henry Adams**
estate agents

3 Canada Grove

Two bedroom semi-detached house offered for sale with no onward chain.

- Semi-Detached House
- No Onward Chain
- Bay Fronted Sitting Room
- Modern Refitted Kitchen
- 2 Generous Bedrooms
- Convenient Town Centre Location
- Courtyard Garden
- 0.3 Miles from Bognor Regis Beach

Welcome to this delightful semi-detached house, boasting a convenient town centre location and being offered with no onward chain.

Step inside to discover two generous bedrooms perfect for a small family or as a cosy home office. The bay fronted sitting room is flooded with natural light. Boasting a refitted modern kitchen/dining room, you then step outside to the private courtyard garden.

Located just a short walk from the beach, this property offers the best of coastal living with easy access to the sand and sea. With its charming features and prime location, this home is perfect for those seeking all amenities just a stone's throw away.





GROUND FLOOR



FIRST FLOOR

Canada Grove, Bognor Regis

Approximate Area = 846 sq ft / 78.5 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 2025. Produced for Henry Adams. REF: 1310852

Canada Grove is situated in the heart of Bognor Regis town centre, just a stone's throw away from the precinct shopping facilities and the mainline railway station.

What3Words ///frozen.exam.trade

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Bognor Regis Pier

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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.