



17c Kew Gardens, Bognor Regis

Guide Price £300,000

17c Kew Gardens

- Semi-Detached
- Built in 2020
- Large Kitchen/Diner
- Downstairs WC
- 2 Double Bedrooms
- West-Facing Garden
- Driveway Parking

Located in the sought-after Kew Gardens development in Bognor Regis, this modern two double bedroom semi-detached house offers contemporary living with a stylish finish throughout. Built in 2020, the home benefits from the balance of a new-build warranty and has been beautifully maintained by its current owners.

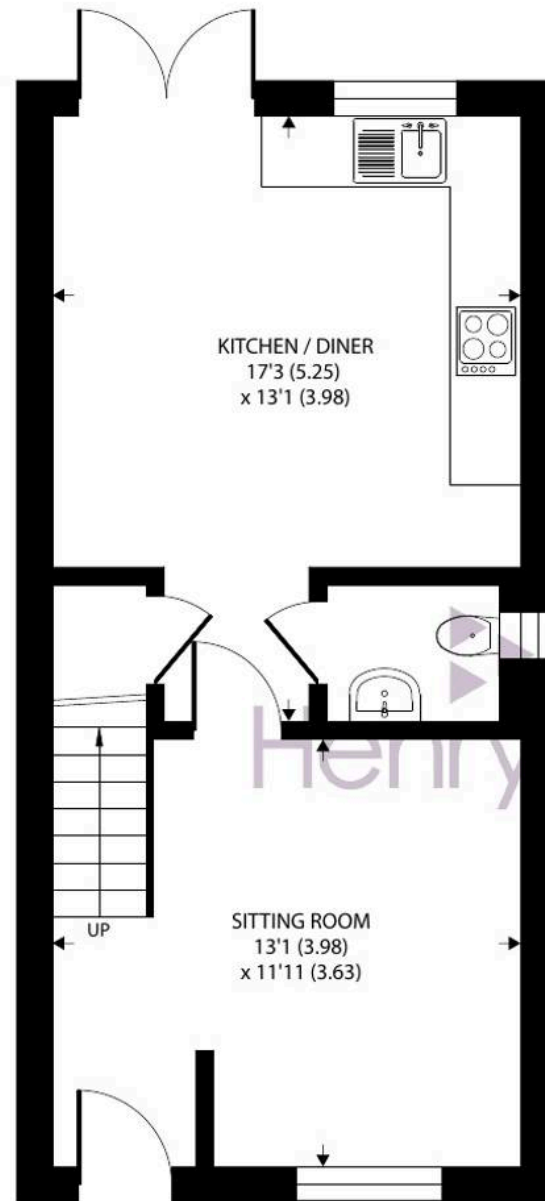
To the front, the property offers private driveway parking for two vehicles, while to the rear you'll find a west-facing garden, perfect for enjoying afternoon and evening sunshine.

Internally, the home boasts a modern fitted kitchen/dining area with integrated appliances and ample worktop space with French doors opening onto the rear patio and garden, downstairs WC, bright and airy sitting room, two generous double bedrooms, both beautifully presented, and contemporary family bathroom with white suite and shower over bath.

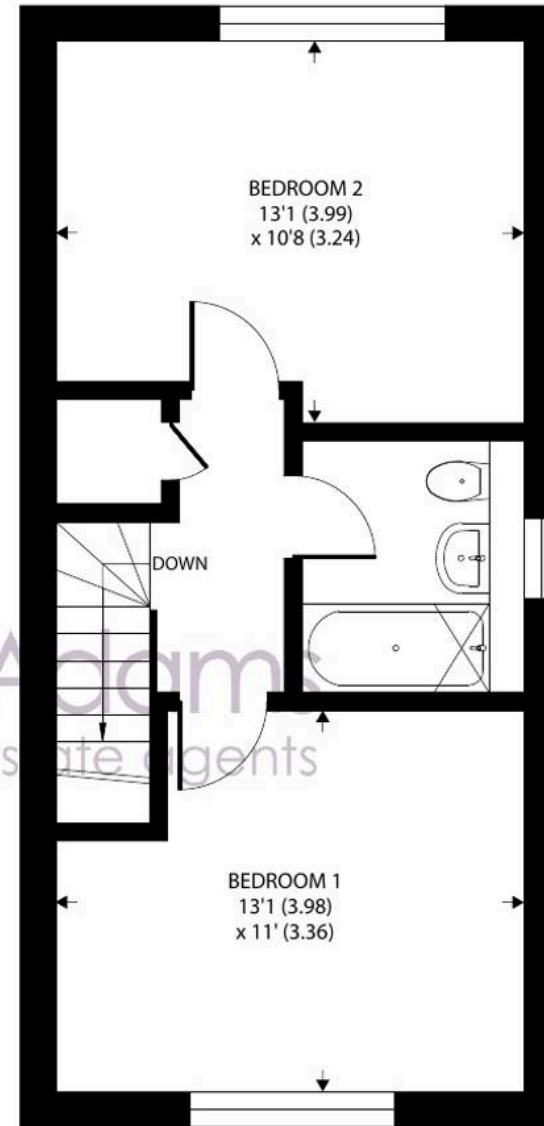
The property is energy-efficient, featuring double glazing, gas central heating, and modern insulation standards – ideal for low-maintenance living.







GROUND FLOOR



FIRST FLOOR

Kew Gardens, Bognor Regis

Approximate Area = 764 sq ft / 70.9 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: 1370710

Kew Gardens is located on the outskirts of Bognor Regis, offering a peaceful residential setting while remaining close to local amenities. Residents enjoy easy access to shops, schools, parks, and transport links, including the A259 for routes to Chichester, Arundel, and the South Downs National Park. The nearby seafront and promenade are just a short drive away, providing a perfect spot for coastal walks and leisure.

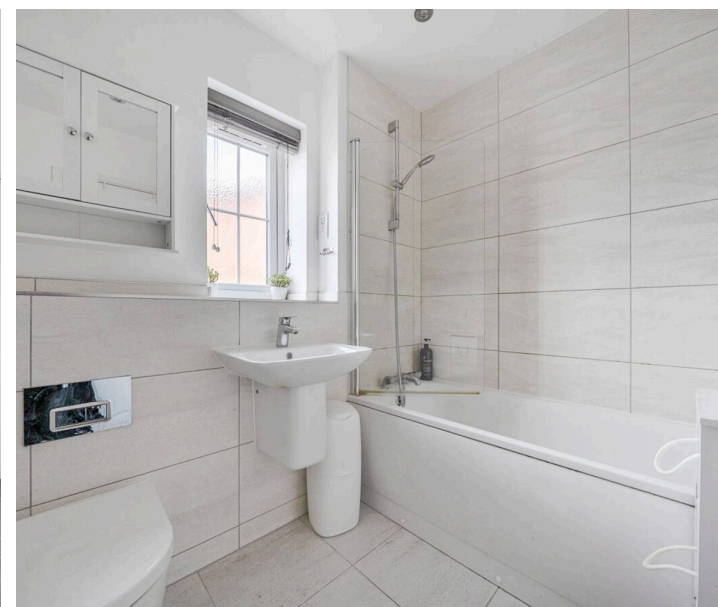
Bognor Regis town centre and railway station offer convenient connections to London Victoria, Brighton, and Portsmouth. The area is well-regarded for its friendly community feel, modern housing, and proximity to both the beach and countryside, making it a perfect choice for couples, young families, or downsizers alike.

What3Words ///speak.dozen.strut

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





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.