



1 Woodend, Bognor Regis

Guide Price £325,000

 Henry Adams
estate agents

1 Woodend

- Modern Family Home in Cul-De-Sac
- Spacious Entrance Hall
- Open Plan Reception Room
- 2nd Reception Room / Snug
- Fitted Kitchen with Breakfast Bar
- Ground Floor Shower & WC
- 3 Double Bedrooms
- Family Bathroom
- Garage and Off-Road Parking
- No Forward Chain

This impressive three bedroom end of terrace house presents an excellent opportunity for families or professionals seeking a modern and well-appointed home. Situated in a quiet cul-de-sac, the property offers both privacy and convenience, with a thoughtfully designed layout that maximises space and comfort.

Upon entering, you are greeted by a spacious entrance hall, which sets the tone for the rest of the property. The ground floor features an open plan reception room, providing a versatile space. Large windows allow for plenty of natural light, creating an inviting atmosphere throughout the living area. Adjacent to the main reception room is a second reception room, which can serve as a snug, home office or playroom.

The kitchen is fully kitted and includes a breakfast bar, making it the perfect spot for casual dining or morning coffee. Modern units, with ample storage caters to the needs of a busy household. For added convenience, there is a ground floor shower and WC, ideal for guests or busy mornings.







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Approximate Area = 1076 sq ft / 99.9 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1213 sq ft / 112.6 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: 1387052

Upstairs, the property boasts three double bedrooms, each offering generous proportions and neutral décor. These rooms provide plenty of space for family members or guests. The family bathroom is well-appointed, featuring a contemporary suite and quality fittings, designed for both comfort and practicality.

This home is offered with no forward chain, streamlining the purchasing process for prospective buyers. Additional benefits include a garage and off-road parking, offering secure storage and ease of access for vehicles.

Viewing is highly recommended to appreciate the quality and versatility of this modern family home. This property represents a rare opportunity to secure a well-presented and spacious residence in a sought-after cul-de-sac location.

Woodend is a quiet cul-de-sac situated on the outskirts of the seaside town of Bognor Regis, within walking distance of local schools, doctors surgery and convenience stores. Bognor Regis town centre has precinct shopping facilities, a range of cafes, bars and restaurants, the mainline railway station to London Victoria and the South Coast and of course the award winning beach and promenade.

What3Words [///soap.twin.reveal](https://www.what3words.com/soap.twin.reveal)

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

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.