



3 Brazwick Avenue, Bognor Regis

Guide Price £475,000

 **Henry Adams**
estate agents



3 Brazwick Avenue

- Modernised and Extended Detached Bungalow
- Contemporary Open Plan Kitchen, Sitting and Dining Room
- Spacious Entrance Hall
- Fitted Kitchen with Integral Appliances
- 2 Generous Double Bedrooms
- Impressive Principal Suite with Walk-In Wardrobe and En-Suite
- Block Paved Driveway with Ample Parking
- Garden with Raised Decked Entertainment Area

Welcome to this stunning three bedroom detached bungalow, which has been thoughtfully modernised and extended to create a truly stylish and comfortable home. Step inside and you'll be greeted by a spacious entrance hall, setting the tone for the rest of the property. The heart of the home is the contemporary open plan kitchen, sitting, and dining room. This space is flooded with natural light, thanks to the bi-fold doors and feature lantern roof lights, making it the perfect spot for both every-day living and entertaining friends or family.

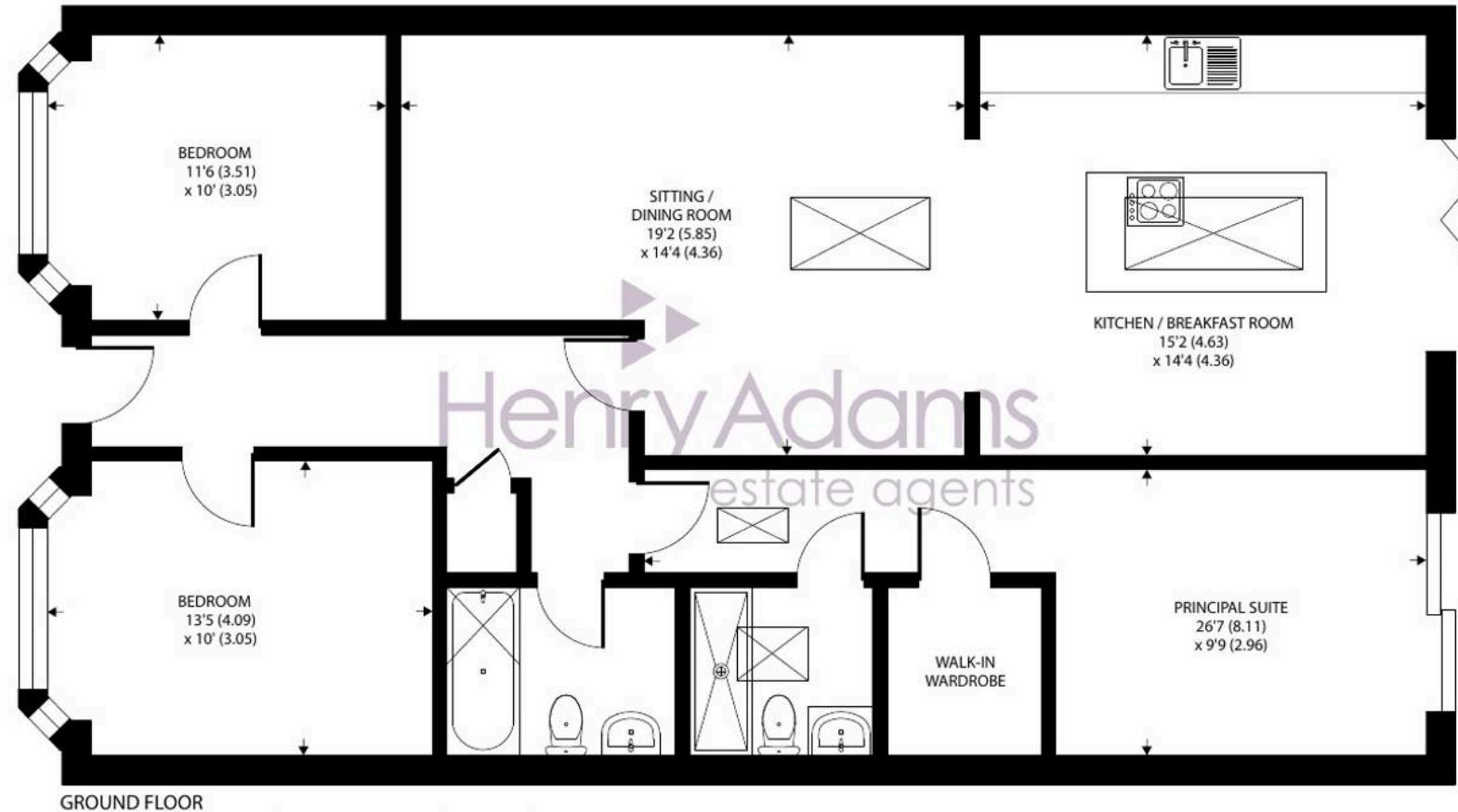
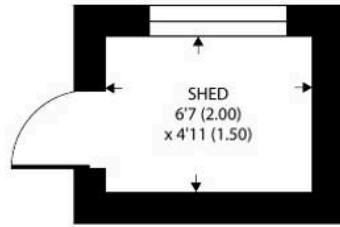
The kitchen is a real highlight, offering a range of fitted units, integral appliances, central island with Induction hob with a "downdraft" extractor fan and plenty of workspace. Whether you love to cook or just want a sleek, modern space to enjoy. The open plan layout means you can stay connected with guests or family in the living and dining areas, creating a sociable and relaxed atmosphere.

Cont









Approximate Area = 1134 sq ft / 105.3 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 1166 sq ft / 108.2 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). © nchecom 2025.
Produced for Henry Adams. REF: 1386861

There are two generous double bedrooms, each offering plenty of space for furniture and storage. The principal suite is particularly impressive, with sliding patio doors to the garden with its own walk-in wardrobe and a stylish en-suite shower room. You'll love the luxury feel of this private retreat, which is perfect for unwinding at the end of a busy day. The bathrooms are finished to a high standard, with under floor heating for that extra touch of comfort.

Throughout the bungalow, the finish is modern and neutral, so you can easily add your own style. The layout has been carefully designed to make the most of the space, with wide hallways and well-proportioned rooms. Practical touches, such as ample storage and quality fittings, mean you can move straight in and start enjoying your new home.

The enclosed rear garden is laid to lawn with a pergola, two decked areas for entertaining and a timber shed. The block paved driveway has ample space for parking.

If you're looking for a modern, low-maintenance home with a touch of luxury, this detached bungalow ticks all the boxes. With its open plan living spaces, generous bedrooms, and high-end finishes, it's a property that really does have it all. Come and see for yourself what makes this home so special.

Bus services pass by giving access to the town centre of Bognor Regis and the cathedral city of Chichester allowing access to both Brighton to the east and Portsmouth to the west. The mainline railway station in Bognor Regis is also a gateway to London and many other destinations.

What3Words //clues.herb.patch

Tenure: Freehold & Council Tax band: C

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.