



1 Arun Road, Bognor Regis

Guide Price £300,000

 **Henry Adams**  
estate agents



# 1 Arun Road

- Spacious Semi-Detached House
- Quiet Residential Street
- Scope for Extension
- Three Bedrooms
- Two Reception Rooms
- Good Size, South Facing Garden
- Off-Street Parking
- Large Garage
- No Onward Chain

This spacious three bedroom semi-detached house presents an excellent opportunity for families and professionals seeking a comfortable home in a quiet residential street. The property is offered with no onward chain and offers significant potential for extension, giving buyers the chance to create further living space according to their requirements (subject to planning approval). Situated in a peaceful neighbourhood, the property is within easy reach of local amenities, reputable schools and public transport links, making it an ideal base for commuters and families alike.

Upon entering, you are welcomed into a bright hallway that leads to two generous reception rooms. The kitchen is well proportioned and provides ample scope for modernisation allowing you to tailor the space to your needs. Upstairs, you will find three bedrooms and a family bathroom.









## Arun Road, Bognor Regis

Approximate Area = 1003 sq ft / 93.1 sq m

Garage = 274 sq ft / 25.4 sq m

Outbuildings = 81 sq ft / 7.5 sq m

Total = 1358 sq ft / 126 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: 1394572



Outside, there is a large garage, which could be converted or which provides secure storage or workshop space, and the added benefit of off-street parking for multiple vehicles. The south facing garden is of a good size and enjoys plenty of sunlight throughout the day, making it perfect for relaxation and recreation. With its combination of generous accommodation, scope for future development, this property represents a rare opportunity to acquire a long term family home with plenty of potential.

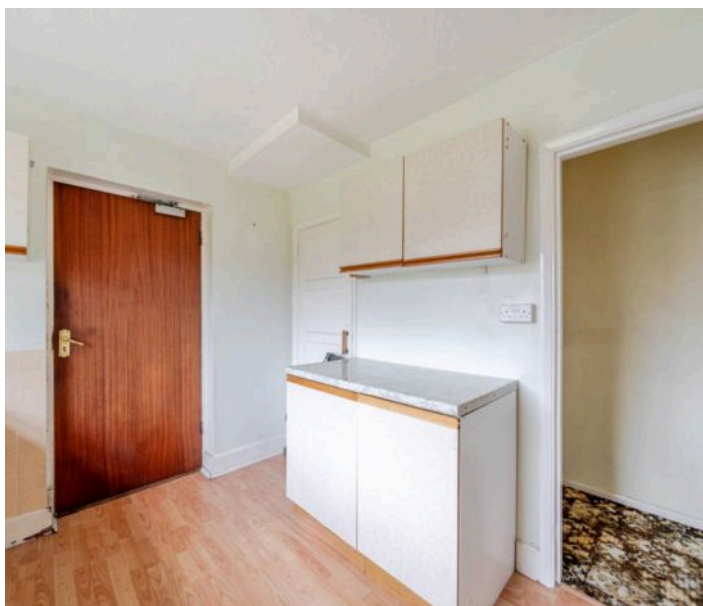
Situated within walking distance of local schools, doctors surgery and convenience stores. Bognor Regis town centre has precinct shopping facilities, a range of cafes, bars and restaurants and the mainline railway station to London Victoria and the South Coast.

What3Words //cable.baked.spend

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G







## Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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