



136 Collyer Avenue, Bognor Regis

Guide Price £260,000

 **Henry Adams**
estate agents

136 Collyer Avenue

- Semi-Detached
- Large Reception Room
- 3 Spacious Bedrooms
- Driveway Parking
- Large Rear Garden
- Bognor Regis Central Location
- Large Corner Plot

A three bedroom semi-detached house, situated on a corner plot that includes driveway parking for three vehicles.

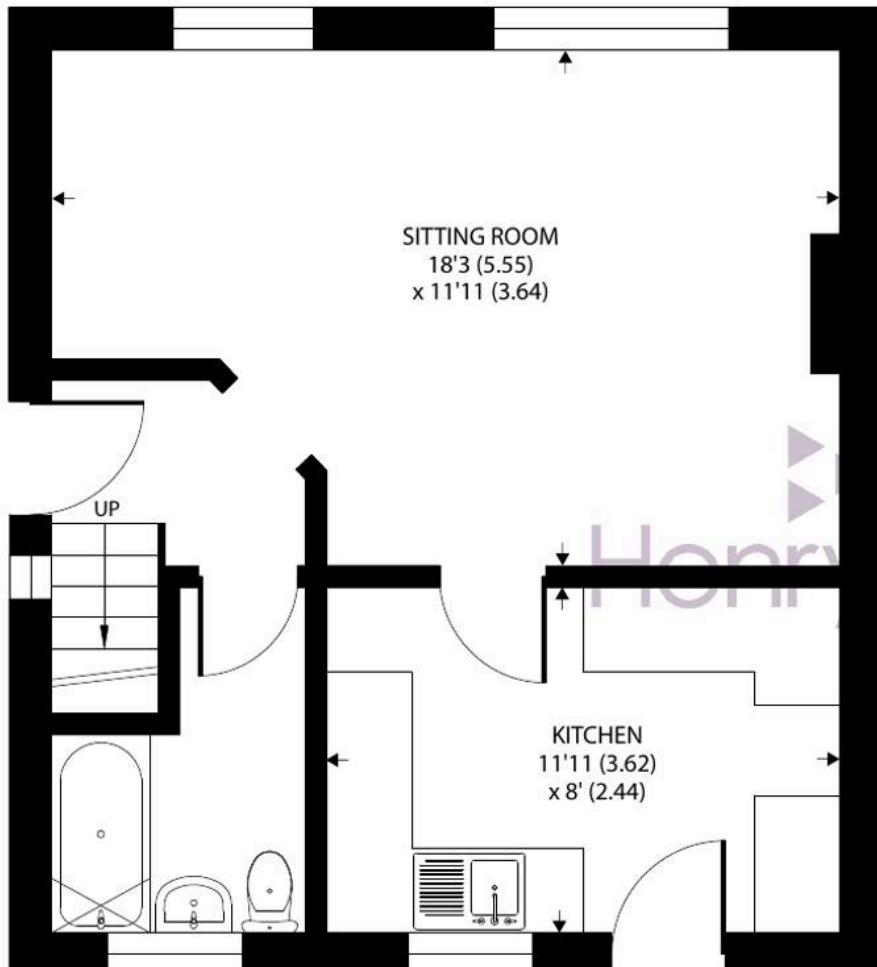
The front door to the building is at the side of the house and opens onto a hallway with stairs to the upper floor and doors to the reception room and family bathroom. The spacious reception has two large windows to the front of the house and a door to the kitchen. The kitchen is a good size and has a further door leading to the rear garden mostly laid to lawn.

To the first floor, there are two double bedrooms and a good sized single bedroom.

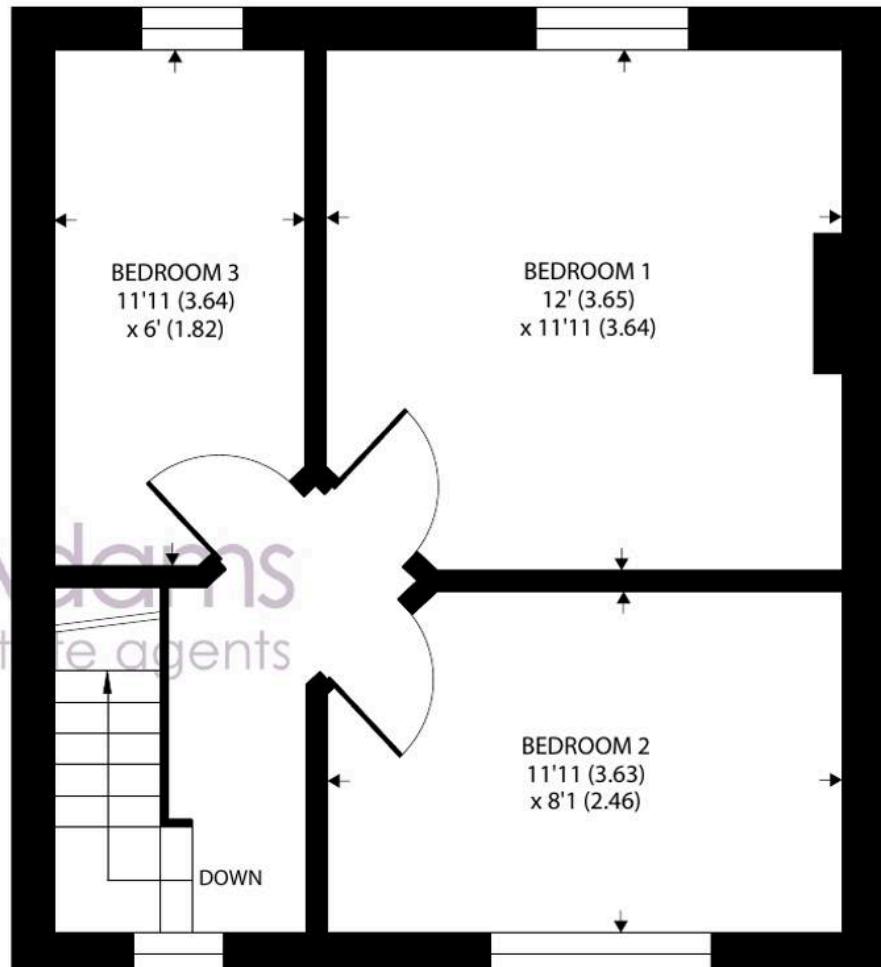
Situated on a large plot, this property presents an exceptional opportunity for those seeking to create their own space.







GROUND FLOOR



FIRST FLOOR

Collyer Avenue, Bognor Regis

Approximate Area = 746 sq ft / 69.3 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 2026.
Produced for Henry Adams. REF: 1405510

The property is situated on the north side of Bognor Regis and is in a convenient location for the nearby schools and in a perfect position for travelling into Bognor Regis or to nearby Chichester. What3Words //solar.bridge.radio

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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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.