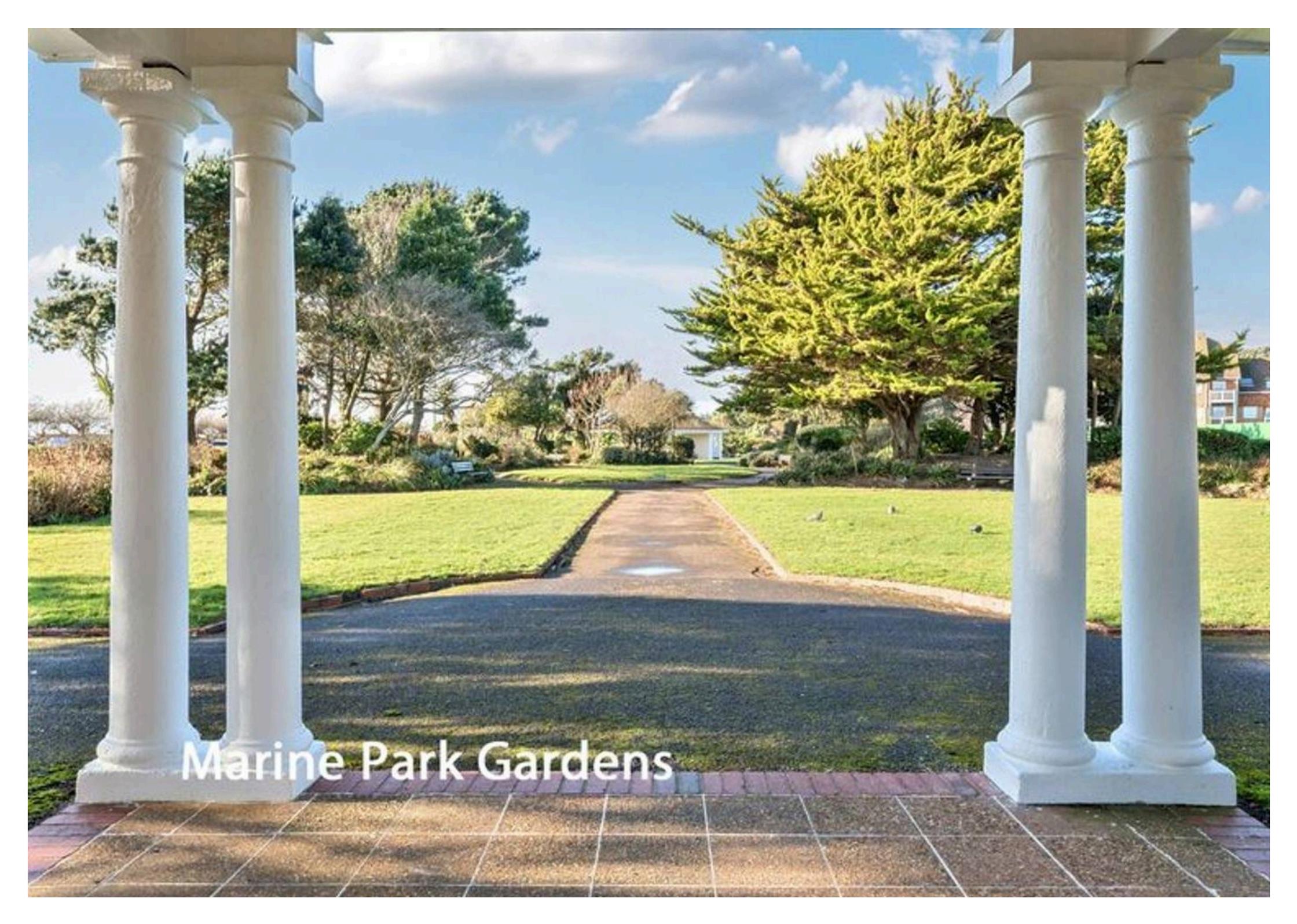




26 Selsey Avenue, Bognor Regis

Guide Price £450,000

A photograph of Marine Park Gardens. The view is framed by two white, classical-style columns on either side. A paved path leads from the foreground into a large, green lawn. In the background, there are several trees, including a large, dense evergreen on the right, and a small white building. The sky is blue with scattered white clouds. The text "Marine Park Gardens" is overlaid in white at the bottom of the image.

Marine Park Gardens

## 26 Selsey Avenue

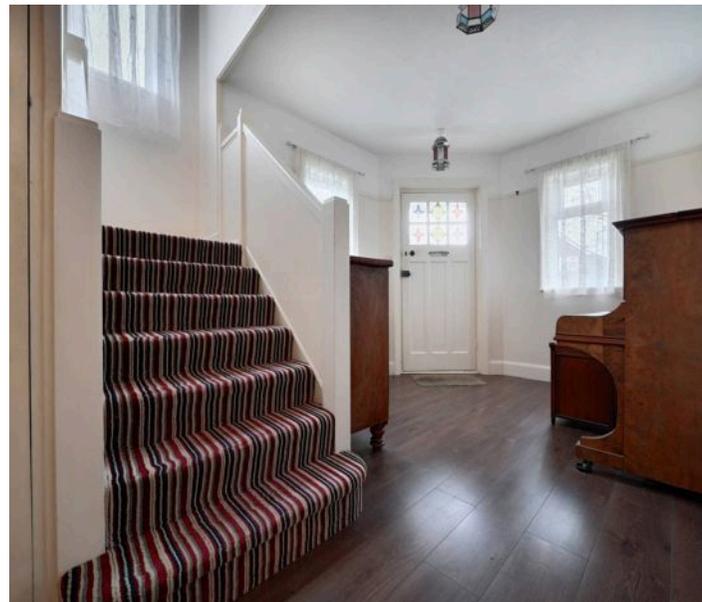
- Charming Character Semi-Detached House
- Popular Aldwick Location
- Impressive Entrance Hall
- Two Generous Reception Rooms with Feature Bay Windows
- Fitted Kitchen with Range Style Cooker
- Utility and Ground Floor Shower / WC
- Three Double Bedrooms
- Family Bathroom and Separate WC
- Corner Plot with Established Front Garden
- Garage and Gravelled Parking Area

Welcome to this charming three bedroom semi-detached house, perfectly situated in the ever-popular Aldwick location within walking distance of Marine Park Gardens.

From the moment you step into the impressive entrance hall, you'll notice the original character features, including panel doors and picture rails, that give this home a warm and welcoming feel. There are two generous reception rooms, the sitting room has a feature fireplace and both rooms have attractive bay windows, creating light-filled spaces ideal for relaxing or entertaining.

The fitted kitchen comes complete with a range style cooker, and there's a handy utility area as well as a ground floor shower room with WC for added convenience. Rear access to the courtyard garden and gravelled parking area.

Cont ....





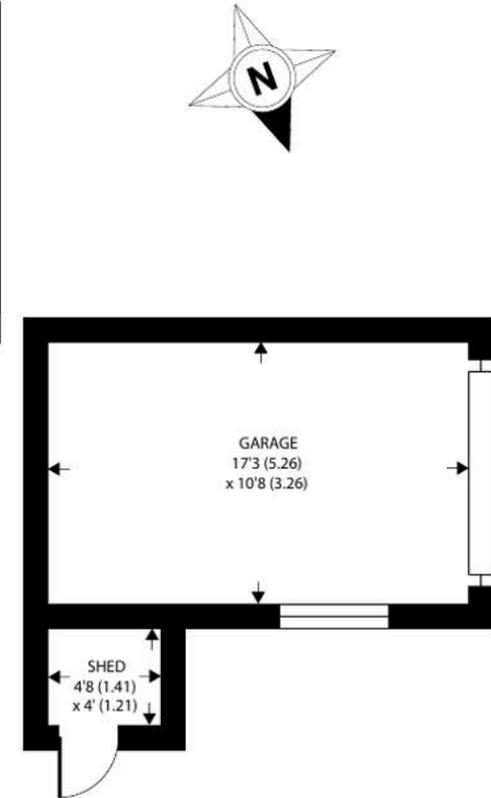




GROUND FLOOR



FIRST FLOOR



## Selsey Avenue, Bognor Regis

Approximate Area = 1526 sq ft / 141.7 sq m

Garage = 185 sq ft / 17.1 sq m

Outbuilding = 18 sq ft / 1.6 sq m

Total = 1729 sq ft / 160.4 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 2026.  
Produced for Henry Adams. REF: 1417121

Upstairs, you'll find three double bedrooms, two with feature bay windows, all well-proportioned and perfect for family living or guests. The family bathroom and separate WC provide plenty of flexibility for busy mornings. Set on a corner plot, the property boasts a delightful front garden (perfect for those who appreciate a touch of greenery), while the rear offers a private courtyard garden.

With its blend of character, space and a sought-after location, this home is ready for you to move in and make it your own. Don't miss out on the chance to view this unique property.

The property is situated in the popular residential area of Aldwick, just back from Marine Park Gardens, West Park and Aldwick beach with traditional beach huts and promenade, offering a level walk to Bognor Regis pier and continues onto Felpham. There is a local shopping parade with a variety of shops and restaurants including a Tesco Express, these are all within easy walking distance.

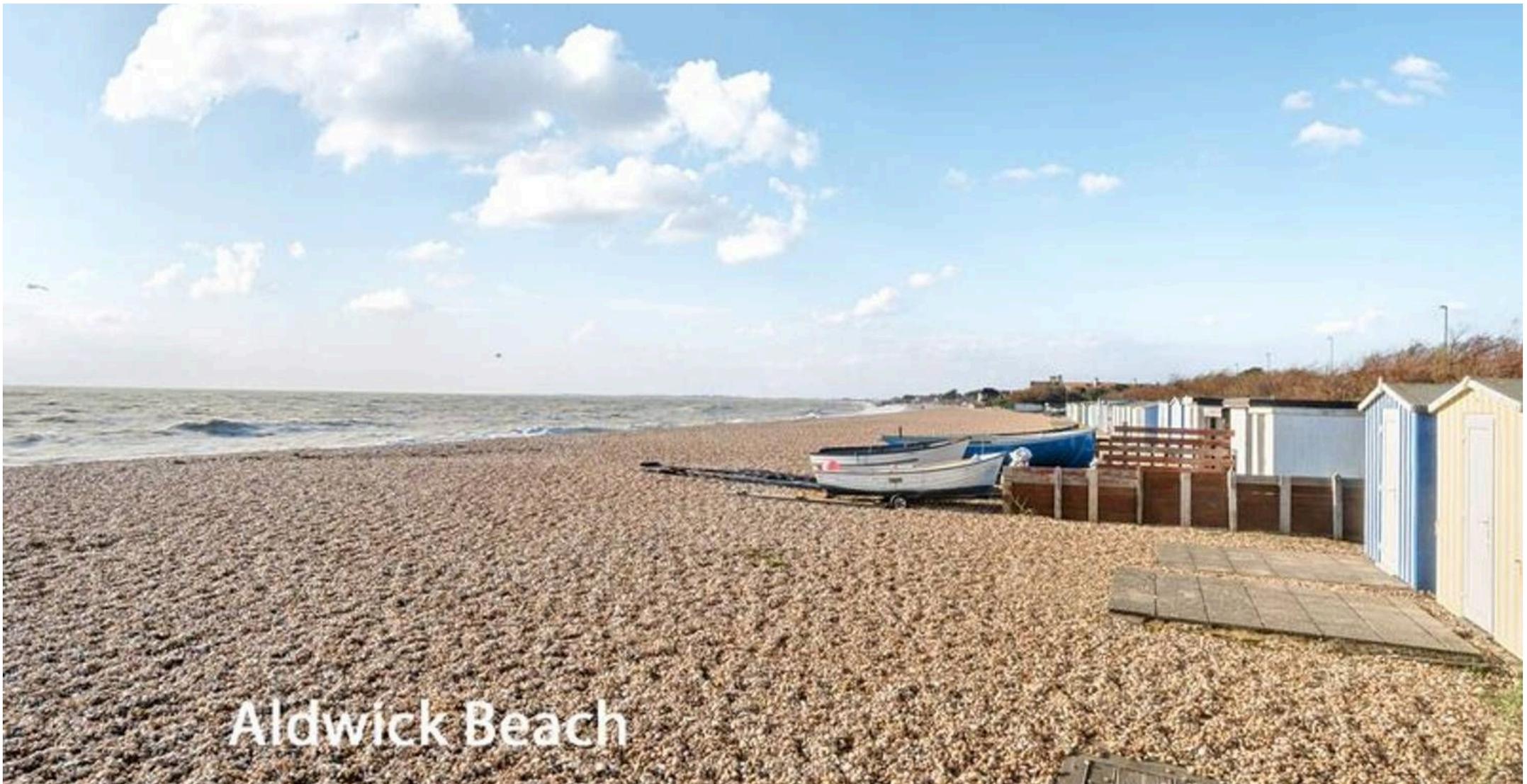
What3Words [///headed.comet.spoil](https://www.what3words.com/heading/comet/spoil)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Aldwick Beach

## 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)

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.