



3 Campbell Road, Bognor Regis

Guide Price £325,000

3 Campbell Road

- Town House
- Quiet Cul-de-Sac
- Lovely Double Aspect Reception Room
- Large Kitchen/Dining Room
- Two Bedrooms
- Excellent Condition
- Patio Garden
- Off-Street Parking
- Close to Town Centre and Beach

Nestled within a peaceful cul-de-sac, this beautifully presented two bedroom semi-detached town house offers a superb opportunity for those seeking comfort and convenience close to the heart of town. The property is in excellent condition throughout, featuring a spacious double aspect reception room that fills with natural light, creating a welcoming atmosphere for relaxing or entertaining guests. The large kitchen and dining room is thoughtfully designed, providing ample space for family meals or dinner parties, with modern fittings and plenty of storage.

Upstairs, you will find two generously proportioned bedrooms, both offering plenty of room for wardrobes and additional furnishings. The bathroom is finished to a high standard, complementing the overall quality of the home. Located just a short stroll from the town centre and within easy reach of the beach, this property offers the ideal blend of urban amenities and seaside living. Off-street parking is included, ensuring convenience and peace of mind for residents.

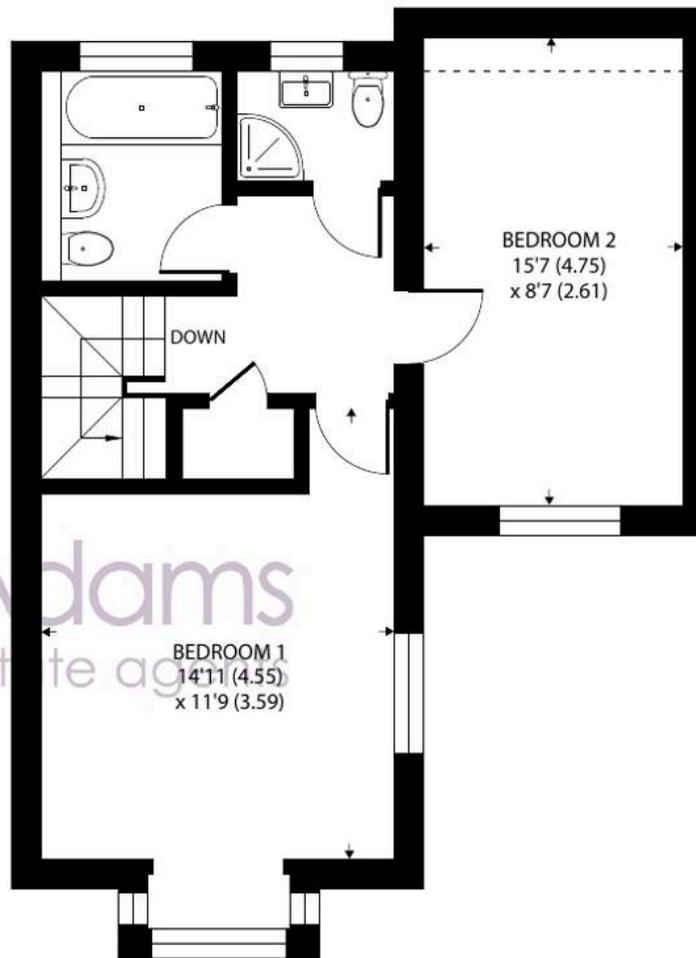








GROUND FLOOR



FIRST FLOOR

Campbell Road, Bognor Regis

Approximate Area = 958 sq ft / 89 sq m

Limited Use Area(s) = 9 sq ft / 0.8 sq m

Total = 967 sq ft / 89.8 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: 1417123

The outside space is equally impressive, with a private flint walled patio garden which is easily maintained, making it perfect for those who desire outdoor space without the upkeep of a large lawn. To the front of the property, the off-street parking bay ensures you always have a space for your car, an invaluable asset in this sought-after location. The quiet setting within the cul-de-sac means minimal traffic and with the beach and town centre both within walking distance, you can enjoy the best of both worlds, whether you prefer a stroll along the promenade or the convenience of nearby shops, cafes, and restaurants.

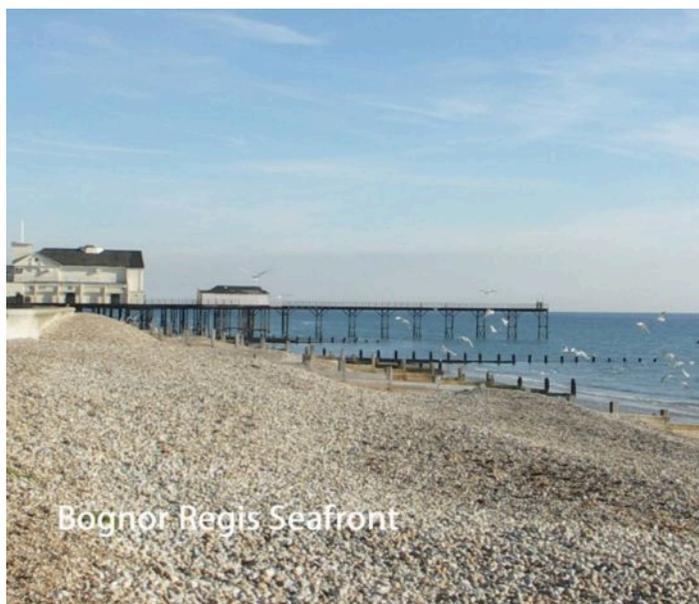
Campbell Road is situated in a fantastic location only minutes from the High Street and also the seafront. The local bus routes run along the coast in either direction allowing easy access to both Brighton to the east and Portsmouth to the west. The mainline railway station in Bognor Regis is also a gateway to London and many other destinations.

What3Words ///analogy.than.deck

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.