



12 Kenilworth Road, Bognor Regis

Guide Price £260,000

12 Kenilworth Road

- Period Home with Character Features
- Sitting Room with Feature Bay Window
- Spacious Kitchen/Breakfast Room
- 2 Double Bedrooms and Single Bedroom
- Large Rear Garden
- Convenient Location - Local Shops, Schools and Transport Links
- No Onward Chain

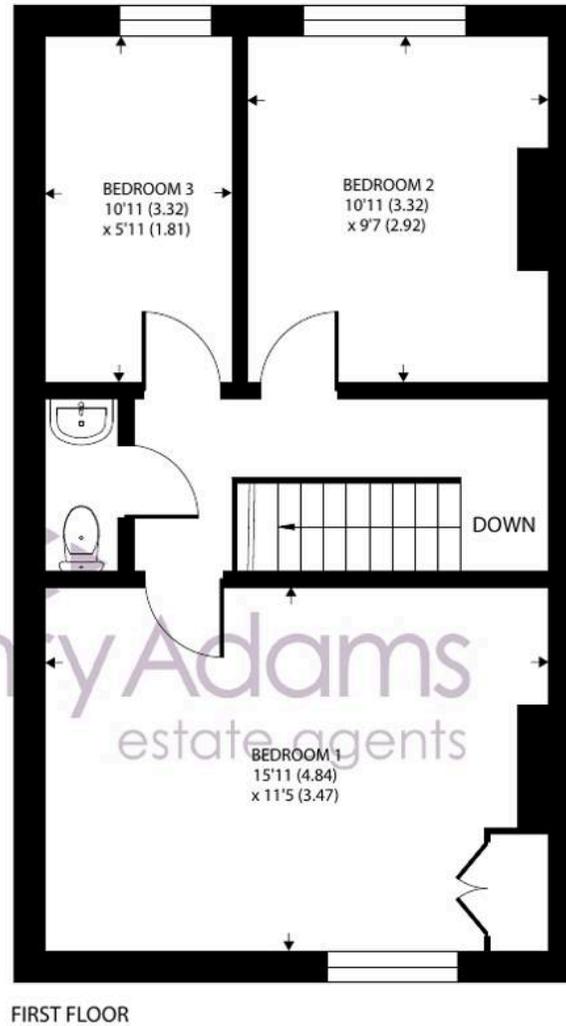
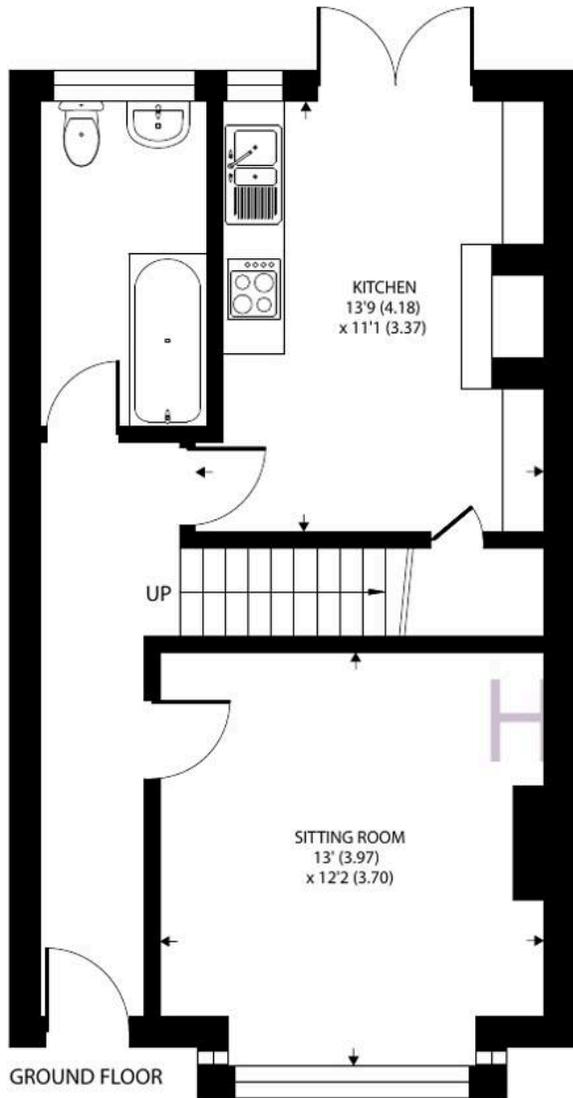
This three bedroom end-terraced period home offers a blend of character features and modern convenience, making it an ideal choice for families and professionals alike.

The property boasts two generous double bedrooms and a well-proportioned single bedroom, providing flexible accommodation to suit a range of needs. The inviting sitting room is enhanced by a feature bay window, allowing for plenty of natural light and creating a welcoming atmosphere.

A spacious kitchen/breakfast room offers ample space for dining and entertaining, with plenty of storage and worktop space for every-day living. The home is presented with no onward chain, ensuring a smooth purchase process. Located in a highly convenient area, residents will benefit from easy access to local shops, reputable schools, and excellent transport links, making commuting and daily errands effortless. Period details throughout the property add to its unique character. This home presents a fantastic opportunity for those seeking a blend of traditional charm and practicality in a sought-after location.







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Approximate Area = 928 sq ft / 86.2 sq m

Outbuildings = 18 sq ft / 1.6 sq m

Total = 946 sq ft / 87.8 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). © ntechcom 2026.
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Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

A note to potential Buy-to-Let Investors, No. 8 is also available for the perfect dual purchase.

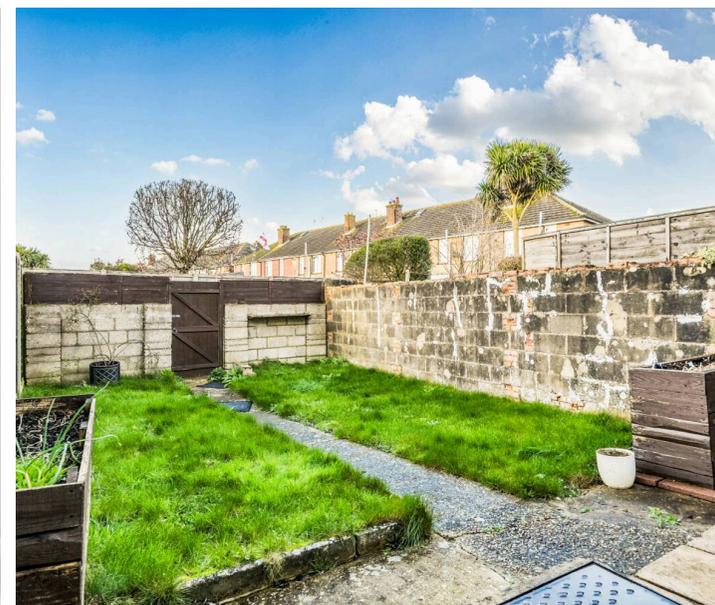
The property is situated on the outskirts of the seaside town of Bognor Regis with its precinct shopping facilities, mainline railway station and the beach and promenade. Within easy walking distance of the property are Marine Park Gardens, West Park, the Aldwick beach and promenade. There are local convenience stores and The Regis School complex offering education from Kindergarten to sixth form.

What3Words ///forest.wedge.these

Council Tax band: C

Tenure: Freehold

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.