



32 Collyer Avenue, Bognor Regis

Guide Price £300,000

## 32 Collyer Avenue

- End of Terrace Home
- Recently Undergone Extensive Renovation
- Sitting Room with New Fireplace
- Modern Kitchen/Breakfast Room with Integrated Appliances
- 2 Double Bedrooms and Larger than Average Single
- Contemporary Family Bathroom
- Large Plot Size
- Driveway Parking
- Immaculately Presented
- No Forward Chain

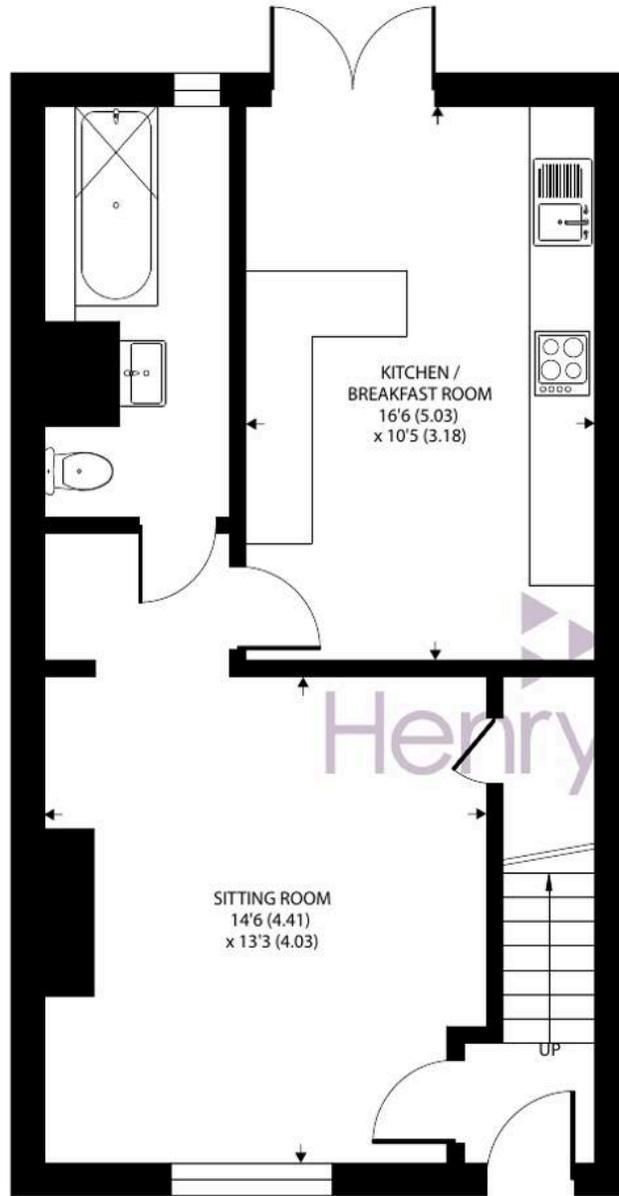
This beautifully presented three bedroom end of terrace home has recently undergone extensive renovation, offering stylish and contemporary living throughout.

The property features an entrance hall leading to a bright, airy sitting room boasting a new fireplace creating a cosy focal point, flowing through to a modern kitchen with ample worktop space, breakfast bar, high quality cabinetry and integrated appliances including a brand new Induction hob, hidden extractor fan for a minimalist finish, new oven with plate warmer, new dishwasher and space for fridge/freezer.

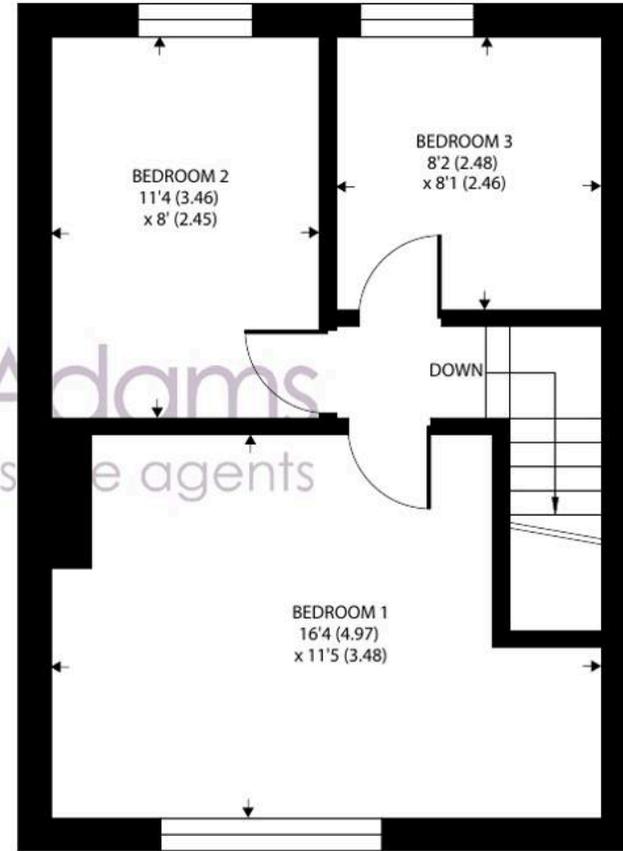
There are two generous double bedrooms and a larger than average single bedroom, all thoughtfully designed to maximise space and comfort with new carpets. The contemporary family bathroom is finished to a high standard with a modern waterfall shower over bath, LED smart mirror and towel radiator. With a large plot size and a versatile layout, this home is ideal for growing families seeking both practicality and style.







GROUND FLOOR



FIRST FLOOR



## Collyer Avenue, Bognor Regis

Approximate Area = 901 sq ft / 83.7 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. Produced for Henry Adams. REF: 1421049

Externally, the property benefits from a private driveway, providing convenient off-road parking. The substantial rear garden offers ample space for outdoor entertaining, children's play, or future landscaping projects. The generous plot size provides plenty of potential for extension or further development (subject to planning permissions). Situated in a residential area, this home is within easy reach of local amenities, schools, and transport links and Bognor Regis town centre, making it an excellent choice for families and professionals alike.

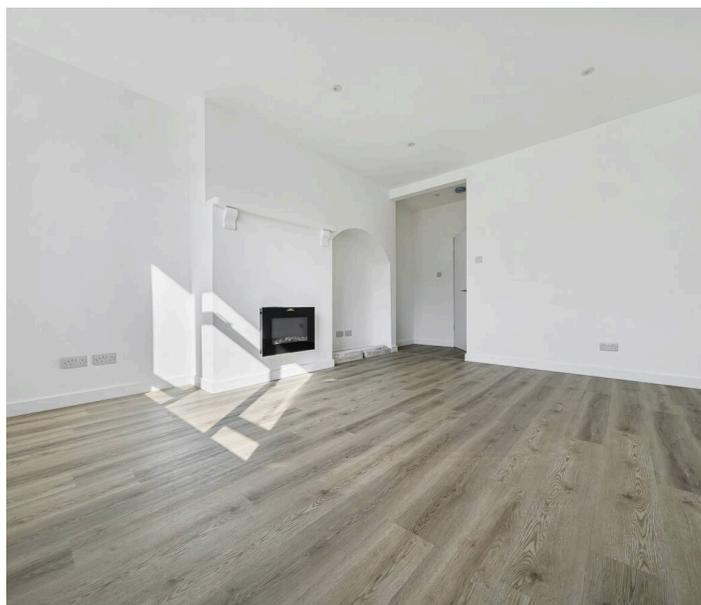
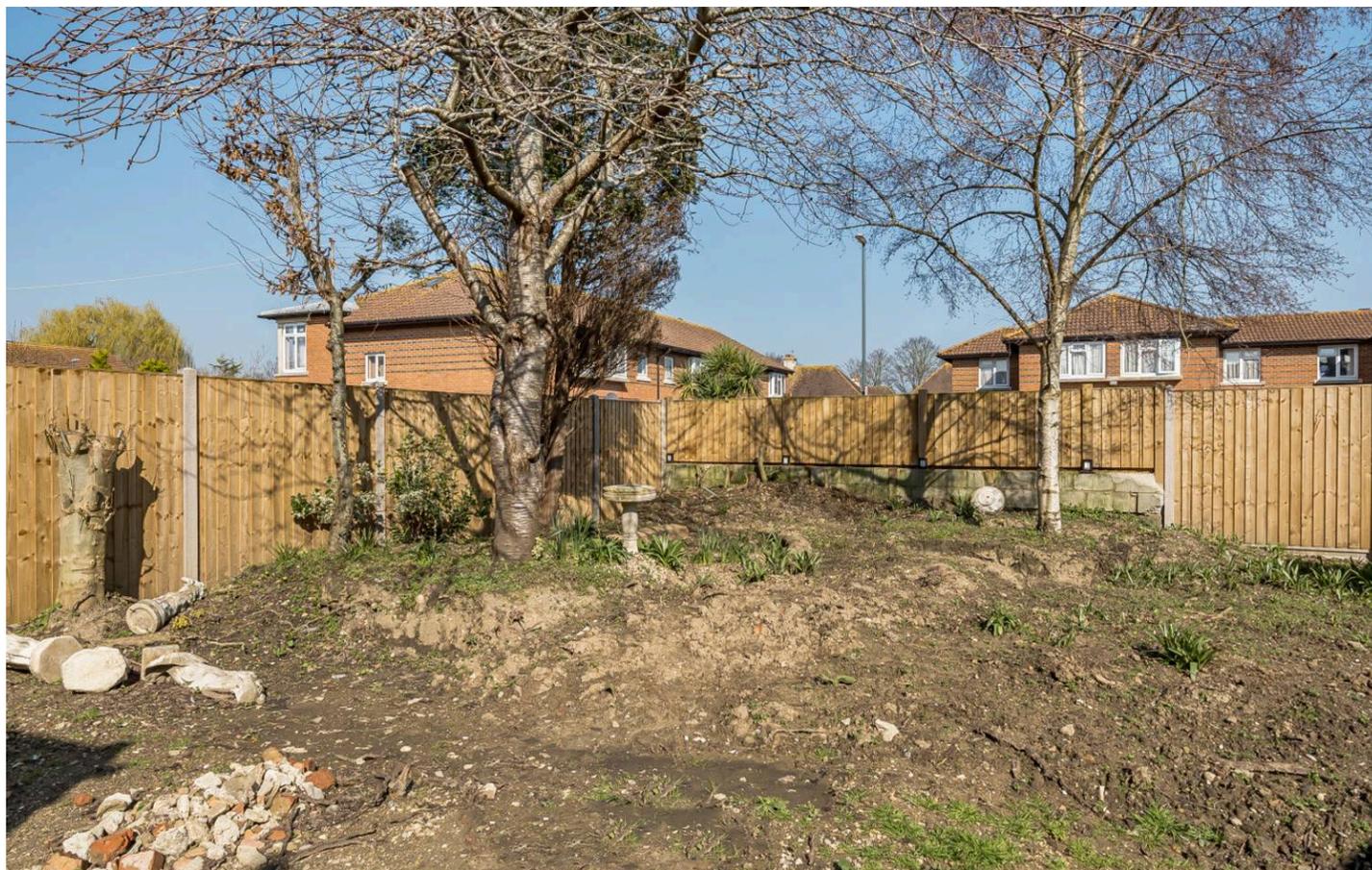
The property is situated on the north side of Bognor Regis and is in a convenient location for the nearby schools and in a perfect position for travelling into Bognor Regis or to nearby Chichester.

What3Words ///tribal.epic.dated

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





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