



8 Normanton Avenue, Bognor Regis

Guide Price £600,000

 **Henry Adams**
estate agents



8 Normanton Avenue

- Modernised and Extended Detached House
- Cul-de-Sac Location
- 2 Reception Rooms
- Impressive Fitted Kitchen/Dining Room
- Ground Floor/Shower WC plus Utility
- 4 Generous Double Bedrooms
- Luxury Family Bathroom
- Rear Garden with Raised Beds Central Lawn
- Summer House and Timber Framed Shed
- Garage and Driveway

Welcome to this beautifully modernised and extended four bedroom detached house, tucked away in a quiet cul-de-sac to the west of Bognor Regis.

Step into a spacious entrance hall that leads to two bright reception rooms, perfect for relaxing or entertaining. The front room has a feature bay window and the rear reception has patio doors opening onto the garden. The heart of the home is an impressive fitted kitchen and dining room, featuring quality fixtures and fittings, integral appliances under granite worktops. There is a utility room with a ground floor shower/WC and a walk-in pantry for added convenience.

Upstairs, on the first floor you will find three very generous double bedrooms and a luxury family bathroom, ideal for busy mornings or a bit of pampering. On the second floor there is a further double bedroom.









Normanton Avenue, Bognor Regis

Approximate Area = 2116 sq ft / 196.5 sq m

Limited Use Area(s) = 207 sq ft / 19.2 sq m

Garage = 248 sq ft / 23 sq m

Outbuildings = 201 sq ft / 18.6 sq m

Total = 2772 sq ft / 257.3 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: 1435209

The property also benefits from a garage and driveway (providing plenty of parking and storage options). The garden is landscaped with a central lawn, raised beds patio and a timber shed. There is a timber framed summer house overlooking the garden.

The current owner has thoughtfully extended and updated the house, creating a comfortable and stylish space you will love coming home to. You're just a short stroll from Aldwick shopping parade, Marine Park Gardens and Aldwick Beach, making daily errands or weekend walks by the sea a breeze.

This is a fantastic opportunity to secure a modern family home in a sought-after location, ready for you to move in and enjoy. Don't miss your chance to view this wonderful property.

The house is situated to the west side of Bognor Regis on a desirable residential street. It is just a short distance to Bognor town centre and Chichester is only a short drive away. The beach is within walking distance and the local transport links make travelling easy. London is just ninety minutes and Brighton is less than an hour away.

What3Words ///loves.truth.mugs

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.