



85 Marshall Avenue, Bognor Regis

Guide Price £575,000



85 Marshall Avenue

- Modernised and Extended 1920's Detached House
- Entrance Porch and Spacious Hallway
- Sitting Room with Bay Window and Log Burner
- Luxury Appointed Kitchen Open Plan to the Utility and Sun Room
- Three First Floor Bedrooms and Family Shower Room
- Second Floor Principal Suite with Impressive Bathroom
- Beautifully Landscaped Garden with Gazebo and Brick Built Workshop
- Block Paved Driveway and Extended Garage

Step inside this beautifully modernised and extended 1920's detached house, offering two reception rooms, four bedrooms and versatile accommodation spread across three floors.

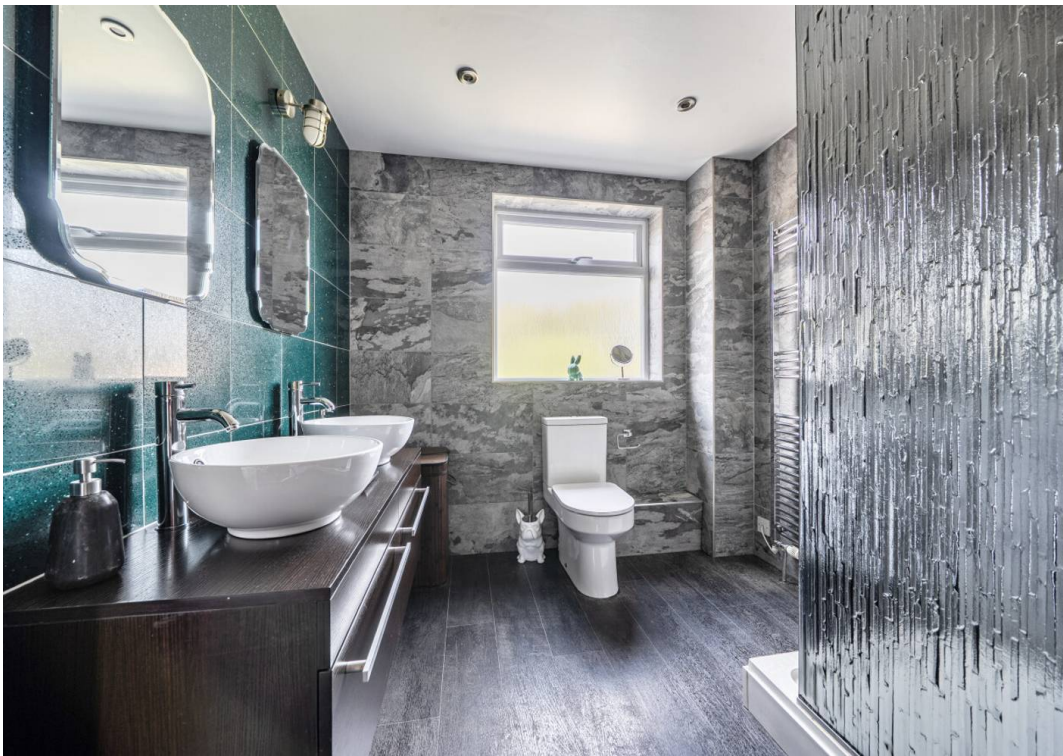
The welcoming entrance porch leads to a spacious hallway with under stairs WC that continues into the sitting room, where you'll find a charming bay window and a cosy log burner. The luxury kitchen is appointed with white gloss units under sleek quartz worktops and features integral appliances, flowing seamlessly into the utility area and sun room. The sun room boasts a breakfast bar and patio doors that open to the garden, making it perfect for both every-day living and entertaining.

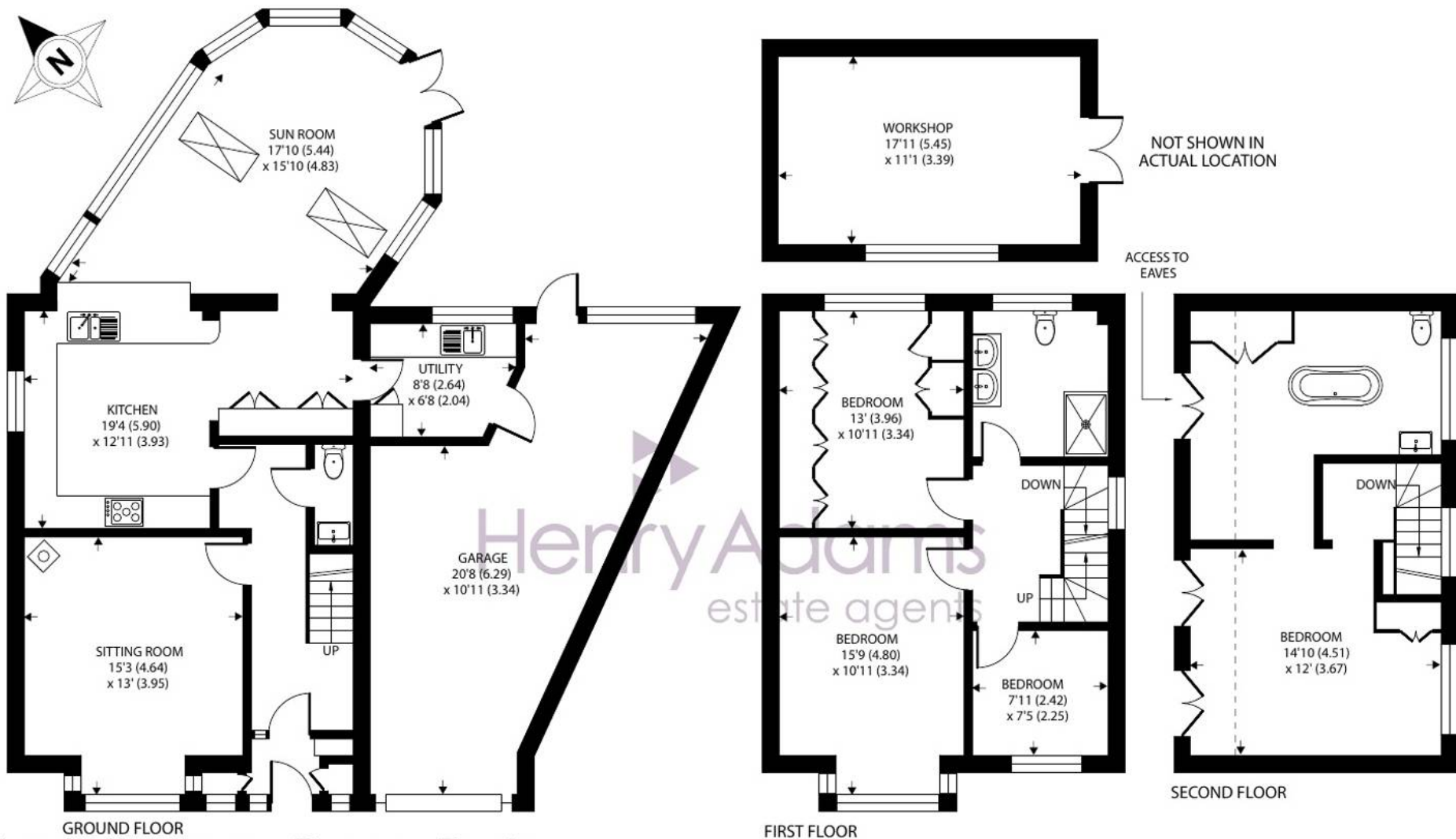
Upstairs, on the first floor there are three generous bedrooms and a stylish family shower room with walk-in shower, vanity basins and WC. The second floor hosts an impressive principal suite with eaves cupboards and a stunning bathroom with central free-standing bath tub, vanity basin and WC.











Marshall Avenue, Bognor Regis

Approximate Area = 1713 sq ft / 159.1 sq m
 Limited Use Area(s) = 69 sq ft / 6.4 sq m
 Outbuilding = 199 sq ft / 18.4 sq m
 Garage = 329 sq ft / 30.5 sq m
 Total = 2310 sq ft / 214.4 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). © nichecom 2026. Produced for Henry Adams. REF: 1485956

The outside space is just as impressive, with a beautifully landscaped garden that offers plenty of space to relax or entertain. There's a lovely gazebo, ideal for outdoor dining or simply enjoying the fresh air, as well as a brick-built workshop for hobbies or storage. The immaculate gardens are complemented by a block paved driveway, providing ample parking and leading to the garage which has also been extended for additional storage.

This property is perfect for those who appreciate both indoor comfort and outdoor living. A viewing is recommended to appreciate the quality fixtures and fittings, versatile accommodation and ideally located for Aldwick beach and local schools.

The property is situated in sought-after Marshall Avenue, an aspirational location, which is within easy walking distance of the beach, promenade, Bognor sailing club, the mainline railway station with services to London Victoria and the precinct shopping facilities.

What3Words [///create.odds.slope](https://www.what3words.com/#!/create/odds.slope)

Council Tax band: E

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.