



8 Gainsboro Road, Bognor Regis

Guide Price £275,000

8 Gainsboro Road

- Terraced House
- Two Reception Rooms
- Three Bedrooms
- Modern Bathroom
- South Facing Garden
- Located at the Bottom of a Quiet Cul-de-sac
- Close to Town Centre
- Close to Beach

This beautifully presented three bedroom terraced house offers a fantastic opportunity for families and professionals seeking a comfortable and stylish home in a highly desirable location at the bottom of a quiet cul-de-sac.

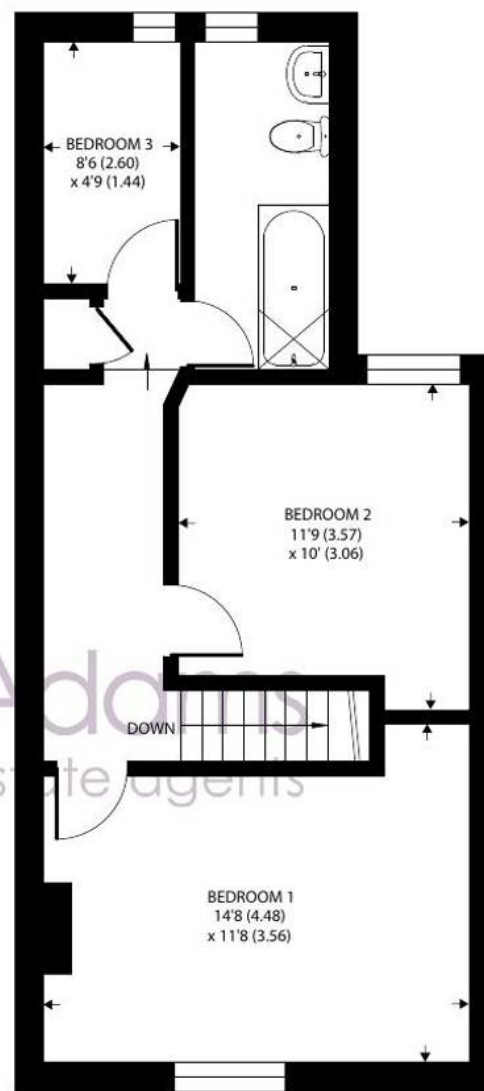
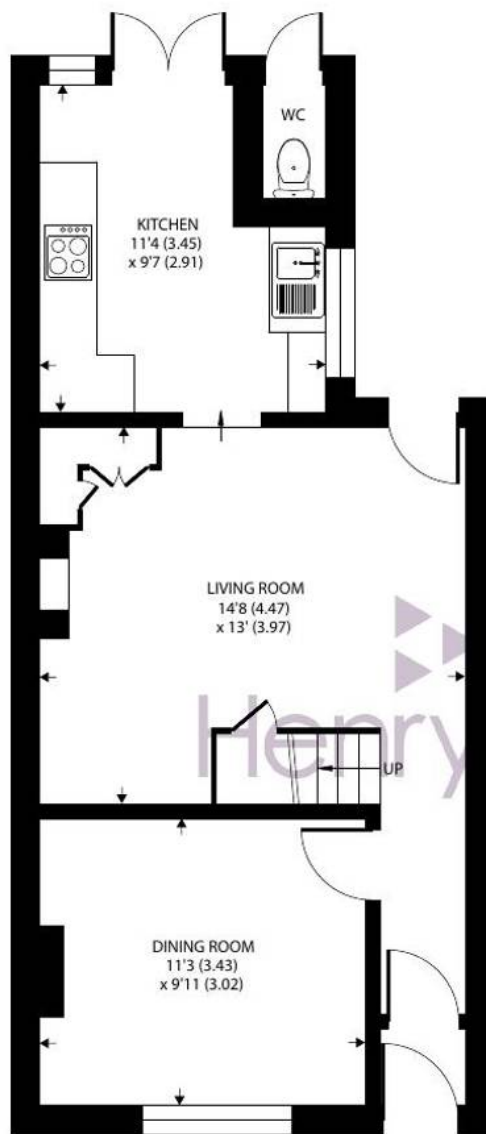
Upon entering, you are greeted by a welcoming hallway that leads to two generously sized reception rooms, ideal for relaxing with family or entertaining guests. The layout has been thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout the property. The modern kitchen is fitted with a range of contemporary units and high quality appliances (perfect for those who enjoy cooking and hosting).

Upstairs, you will find three well-proportioned bedrooms, each offering ample space for furnishings and storage, making them suitable for both children and adults. The modern bathroom features sleek fixtures and fittings, providing a tranquil space to unwind after a long day. The property benefits from a south-facing aspect, ensuring that the main living areas are bathed in natural light for much of the day.









Gainsboro Road, Bognor Regis

Approximate Area = 906 sq ft / 84.1 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 915 sq ft / 85 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.
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Located just a short stroll from the town centre, residents can enjoy easy access to a wide array of shops, cafes, and local amenities, while the nearby beach offers the perfect spot for leisurely walks or summer outings. Excellent transport links are also within easy reach, making commuting to nearby towns and cities convenient for those working further afield. The property is set within a friendly and peaceful community, providing a safe environment for families and a quiet retreat from the hustle and bustle of daily life. With its combination of modern interiors, practical layout, and prime location close to both the town centre and the beach, this home is certain to appeal to a wide range of buyers. Whether you are looking to upsize, downsize, or find your first family home, this charming terraced house offers the ideal blend of comfort, convenience, and style.

Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer. For those seeking a move-in ready home in a sought-after area, this three bedroom terraced house represents an excellent choice. Contact us today to arrange your viewing and take the first step towards making this delightful property your new home.

What3Words ///prime.curvy.spirit

Council Tax band: C

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.