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Burnham Gardens, Bognor Regis
£350,000



Tucked away in a quiet cul-de-sac on the outskirts of Bognor Regis, this attractive 1920s semi-detached home seamlessly blends traditional character, practical family accommodation, and everyday convenience. Featuring three bedrooms, two versatile reception rooms, off-road parking, and a secluded rear garden, this property is exceptionally well suited to both growing families and working professionals.

The ground floor opens with a welcoming entrance hallway leading to two well-proportioned reception rooms that offer outstanding flexibility for modern living. The main lounge provides a warm, comfortable space to relax and unwind, while the second reception room is ideally suited as a formal dining room, entertaining space, or secondary family sitting area. A separate, fully fitted kitchen offers ample cupboard storage and generous worktop space for daily meal preparation. A secondary side hallway runs along the ground floor, providing convenient direct access to the outside.

Upstairs, the first floor hosts three good-sized bedrooms. The two main bedrooms offer comfortable proportions with ample room for wardrobes and bedroom furniture, while the versatile third bedroom works perfectly as a child's room, guest space, or dedicated home office. A well-appointed family bathroom is complemented by a separate WC, providing additional convenience for busy households. Extra benefits throughout the home include UPVC double glazing, gas-fired central heating, and practical built-in storage.

Outside, the property enjoys a private, low-maintenance rear garden—an ideal setting for outdoor dining, entertaining, or relaxing with family. A detached shed provides useful extra storage. To the front, a private driveway offers off-road parking, complemented by allocated visitor parking within the quiet cul-de-sac.

Situated within walking distance of local primary and secondary schools, Bognor Regis train station, and the town centre, this appealing property combines timeless character with ideal modern functionality. Early viewing is highly recommended.

**Some images have been virtually staged or enhanced for illustrative purposes.*



Bognor Regis is famously known for being a popular destination amongst holidaymakers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever-popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction benefits from indoor and outdoor pools, rides, shows, restaurants, bars, accommodation and much more! The Town itself also offers a variety of shops, restaurants, pubs, cafes, parks and activities, as well as the picturesque Sea Front, Pier, Sailing Club and Promenade where you can stroll through to Felpham and Aldwick. Chichester, Arundel and Littlehampton are nearby as well as fantastic transport links to London Victoria and Gatwick Airport, also benefitting from a small hospital.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating: