



**WHITLOCKS**  
ESTATE AGENTS

6 Lewes Close, Bognor Regis  
£270,000





Situated at the end of a cul-de-sac, this well presented two-bedroom mid-terraced home offers a perfect blend of modern comfort and convenience. Ideally located close to well-regarded schools, local shops, and essential amenities, this delightful property is perfect for first-time buyers, small families, or those looking to downsize without compromising on space.

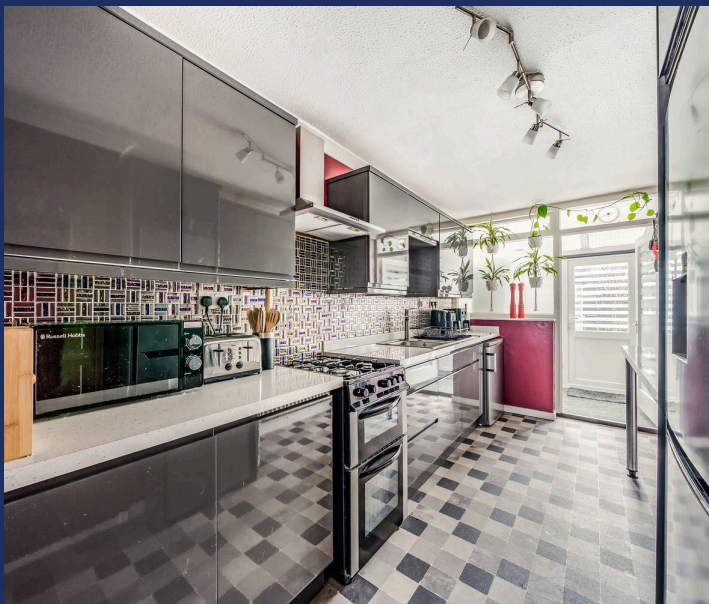
Upon entering, you are welcomed by a bright and airy entrance porch, leading through to a spacious dining room. The separate living room features French doors that open out onto the generous rear garden, creating a seamless connection between indoor and outdoor living. The modern fitted kitchen is stylish and functional, offering ample storage and workspace. Additionally, there is a convenient utility room, providing extra space for appliances and storage.

Upstairs, you will find two well-proportioned double bedrooms, both offering plenty of natural light and ample storage potential. The updated bathroom has been finished to a high standard, complemented by a separate WC for added convenience.

Externally, the property boasts a good-sized rear garden, providing a private space to relax or entertain. Furthermore, the property benefits from a garage in a nearby compound, providing additional storage or secure parking.

An internal viewing is highly recommended to experience all that this fantastic property has to offer!

Disclaimer: Some of the Garden photos are taken from Summer 2024.



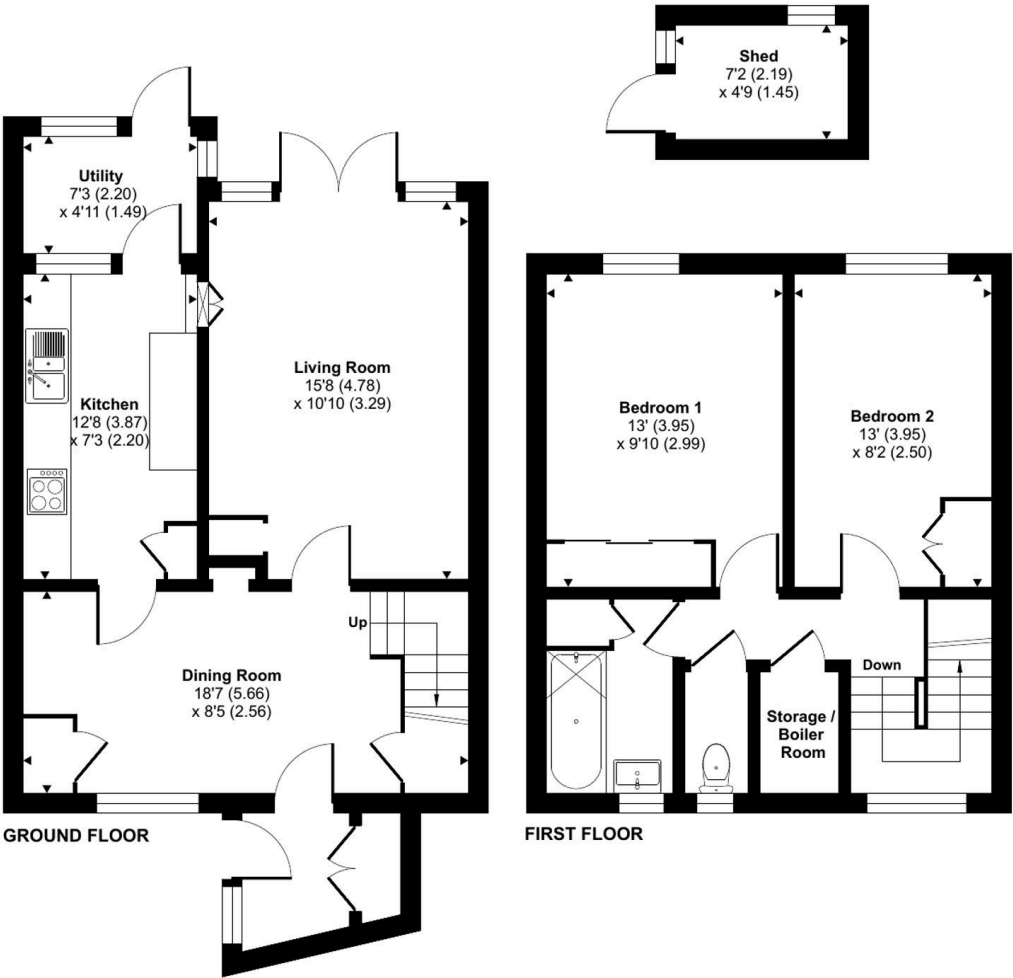


Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction benefits from indoor and outdoor pools, rides, shows, restaurants, bars, accommodation and many 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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Lewes Close, Bognor Regis, PO21

Approximate Area = 912 sq ft / 84.7 sq m  
Outbuilding = 34 sq ft / 3.15 sq m  
Total = 946 sq ft / 87.8 sq m  
For identification only - Not to scale







## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E