



**WHITLOCKS**  
ESTATE AGENTS

255 Hawthorn Road, Bognor Regis  
Guide Price £600,000

- Immaculately Presented 1930s Detached House
- Four Generous Double Bedrooms
- Bright and Spacious Kitchen / Dining Room
- Separate Lounge and Dining Room
- Additional Garden Room
- Modern Fitted Shower Room and Bathroom
- UPVC Double Glazing, Gas Fired Central Heating and Solar Panels
- Secluded South Facing Garden
- Plenty Off Road Parking and Double Length Garage
- Positioned in a Sought after Area Close to a Variety of Amenities





An **exceptionally rare opportunity** to acquire this stunning 1930s-style home, brimming with character and charm. Ideally situated within walking distance of a variety of amenities, this beautifully maintained property is the **perfect family home**.

As you step through the front door, you are welcomed by a **grand and inviting entrance hall**, setting the tone for the spacious and elegant accommodation that follows. Positioned at the rear of the property is the **impressive kitchen/dining room**, thoughtfully designed to blend traditional charm with modern convenience. The well-appointed kitchen offers ample storage, quality fittings, and direct access to the **private rear garden**, making it an ideal space for both everyday living and entertaining. Additionally, there is a separate **formal dining room**, featuring a stunning bay window and **high ceilings**, creating a light-filled and sophisticated space for gatherings. The **bright and spacious lounge** flows seamlessly into the **garden room**, offering **picturesque views and direct access to the garden**—a perfect spot for relaxation and hosting guests. A convenient **ground-floor W/C** completes this level.

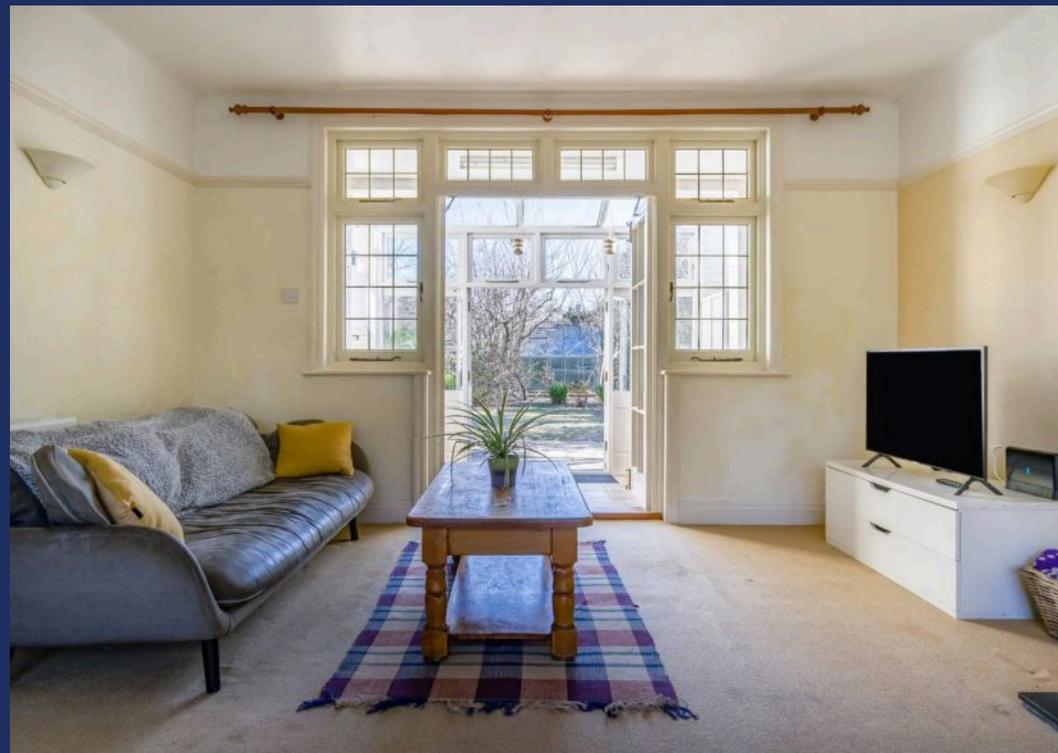
Ascending to the first floor, a **generous landing** leads to four **well-proportioned bedrooms**, each offering ample space and natural light. The **master bedroom** benefits from an **en-suite Jack-and-Jill shower room**, which can also be accessed from the hallway for added flexibility. A **separate family bathroom** and an **additional W/C** provide further convenience for a busy household.

Additional benefits of this fantastic home include **UPVC double glazing**, **gas-fired central heating**, and **solar panels**, which generate approximately £— per year in energy savings.

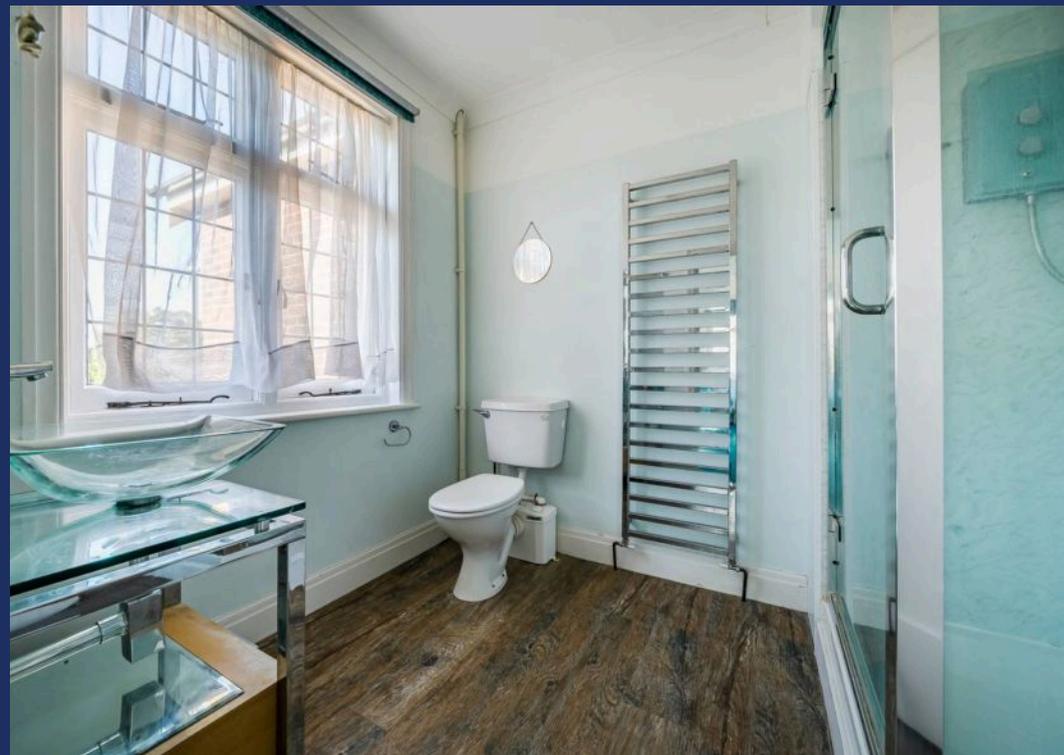
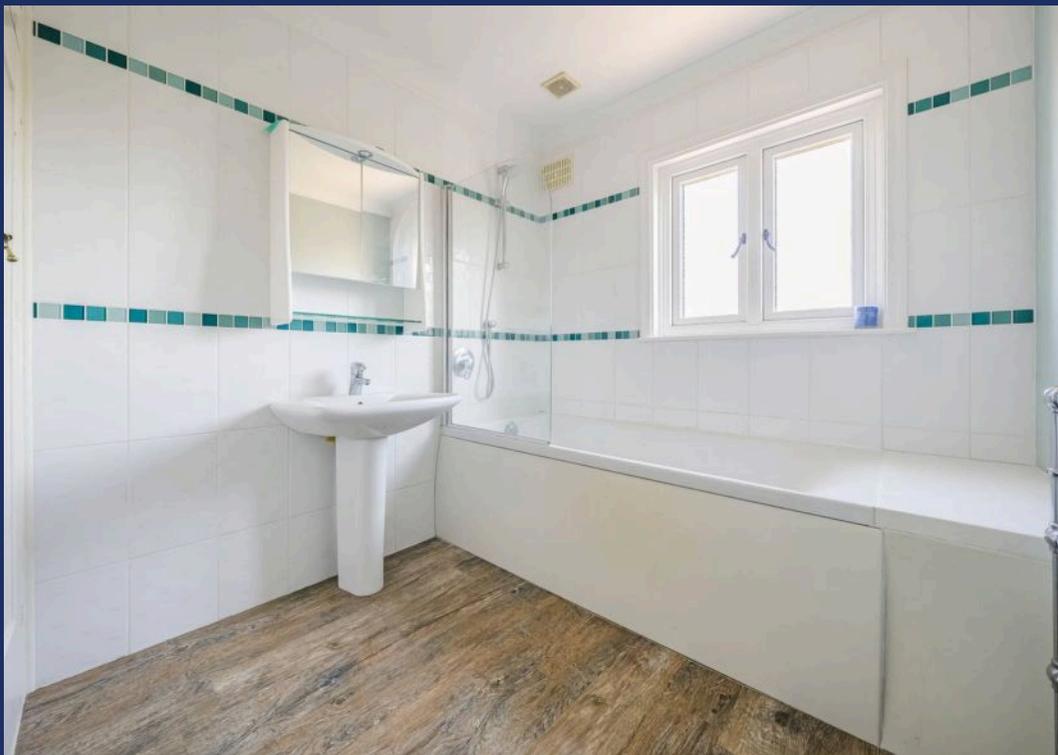
Outside, the **south-facing rear garden** is an impressive and **completely secluded retreat**, mainly laid to lawn and bordered by mature shrubs and trees. A **spacious patio area** provides the perfect setting for **alfresco dining and outdoor relaxation**. A door offers direct access into the **garage**, adding further practicality.

To the front, a **large private driveway** provides **ample off-road parking** for multiple vehicles, leading to a **double-length garage** equipped with both power and lighting.













Aldwick is an attractive, tranquil Village with royal connections and a stunning coastline. Aldwick offers many prestigious Privates Estates and Roads such Aldwick Bay Estate, Craigweil Private Estate, Aldwick Place, Aldwick Avenue and many others. Bognor's famous promenade starts at Aldwick Beach Huts and stretches all the way over to Felpham. Marine Park Gardens is also a point of interest and consist of a waterfront Park with a stunning array of well maintained flower displays, a fountain and a seasonal 18 hole putting green. The area also benefits from many notable waterfront Pubs and Restaurants. Within easy access to the popular Village of Rose Green as well as Aldwick Shopping Parade where a comprehensive variety of amenities can be found.

Council Tax band: F

Tenure: Freehold

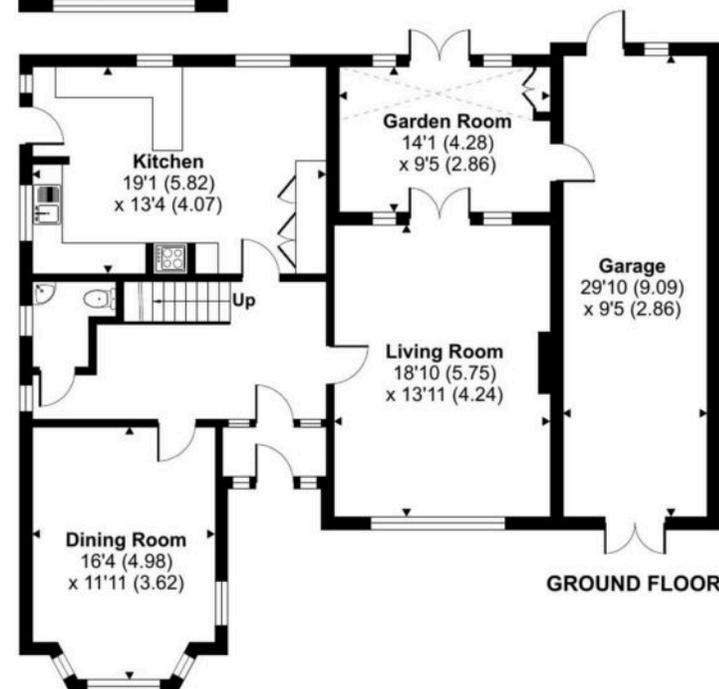
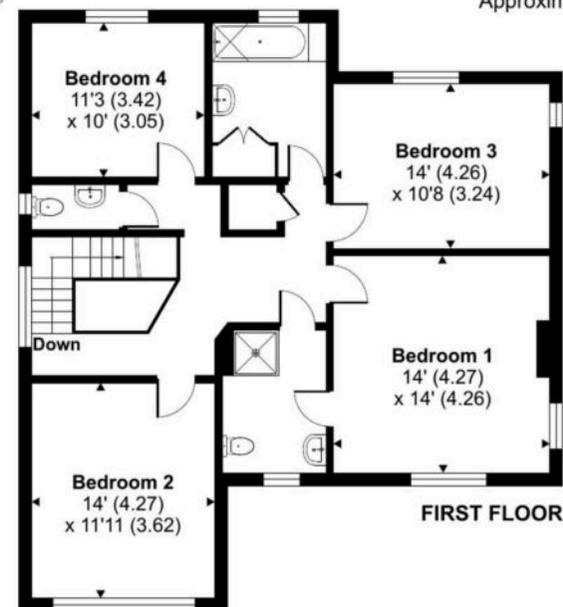
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## Hawthorn Road, Bognor Regis, PO21

Approximate Area = 2088 sq ft / 194 sq m  
Garage = 280 sq ft / 26 sq m  
Total = 2368 sq ft / 220 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). © nitchecom 2025. Produced for Whitlocks Estate Agents. REF: 1264751





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