



**WHITLOCKS**  
ESTATE AGENTS

5 Pilgrims Way, Bognor Regis  
£295,000





### No Forward Chain

This spacious end-of-terrace home occupies a highly sought-after position on the outskirts of Nyetimber Village, just a short stroll from a wide range of amenities, including charming 16th and 18th-century pubs, convenience stores, bus links, and more.

Stepping inside, you are welcomed by a generous entrance hall leading to a bright and airy lounge, which flows seamlessly into the conservatory. The ground floor also offers a well-fitted kitchen and a convenient cloakroom.

Upstairs, there are two double bedrooms, with the second bedroom boasting a large storage area—ideal for use as a home office or playroom. A modern fitted bathroom completes the first-floor accommodation.

Additional features include UPVC double glazing and gas-fired central heating for year-round comfort.

Outside, the property enjoys a low-maintenance courtyard garden to the rear, along with the added benefit of allocated parking and a garage nearby.



Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village where the Sea Front, Harbour and Nature Reserve can be found. The historic Village has a variety of amenities including Convenience Stores, a Post Office, a Tea Shop, a Hairdressers and many more. Nyetimber offers fantastic transport links and is within close proximity to the seaside Town Bognor Regis and the Cathedral City of Chichester. Our office is also positioned within the heart of the Village.

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## Pilgrims Way, Bognor Regis, PO21

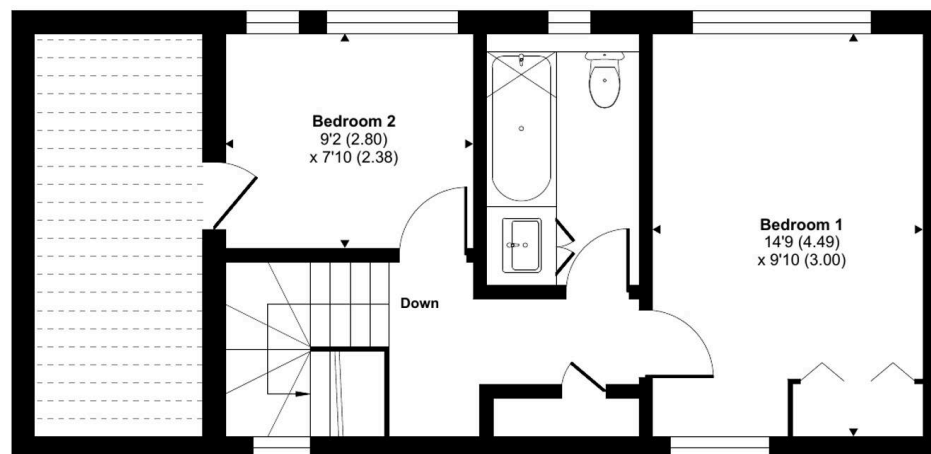
Approximate Area = 810 sq ft / 75.2 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

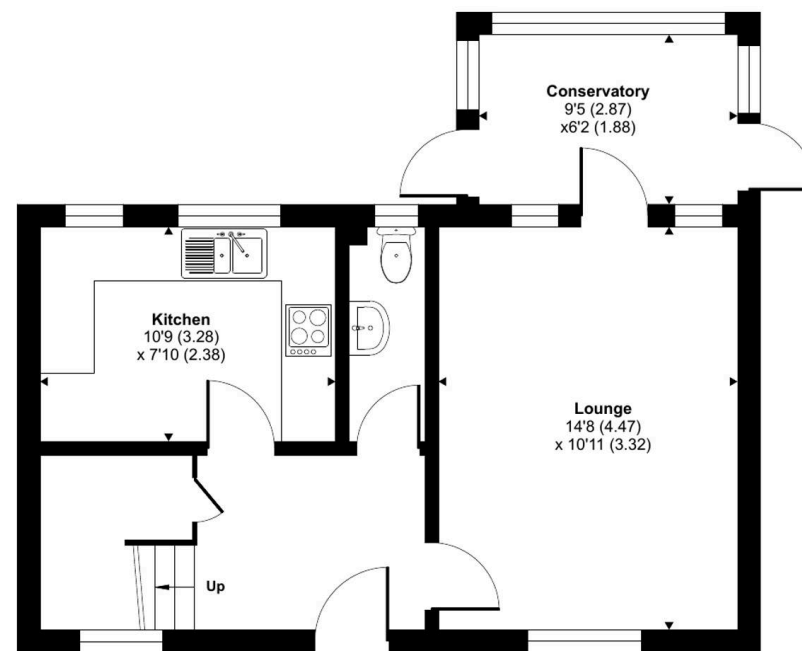
Total = 912 sq ft / 84.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Whitlocks Estate Agents. REF: 1335889







## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C