



**WHITLOCKS**  
ESTATE AGENTS

32 St. Thomas Court, Pagham, Bognor Regis  
In Excess of £199,000



## Perfect for First-Time Buyers or a Smart Buy-to-Let Investment!

This spacious first-floor maisonette is ideally situated in the heart of Pagham Village, offering easy access to a variety of local amenities, including shops, a chemist, amusements, and the ever popular Pagham Beach, Harbour, and Nature Reserve.

The property features two generously sized double bedrooms, a fitted kitchen, and a spacious lounge and dining area that provides the perfect space for relaxing. A fitted bathroom completes the accommodation.

Additional benefits include UPVC double glazing and gas-fired central heating, ensuring comfort throughout the year.

Outside, the property enjoys its own private balcony, ideal for enjoying in the morning or unwinding after a long day. The well maintained communal gardens provide a peaceful outdoor space for residents to enjoy.

Parking is available within the development on a first-come, first-serve basis, with additional on-street parking nearby.

The property presents a fantastic opportunity for first-time buyers or investors looking for a strong rental property in a desirable location.



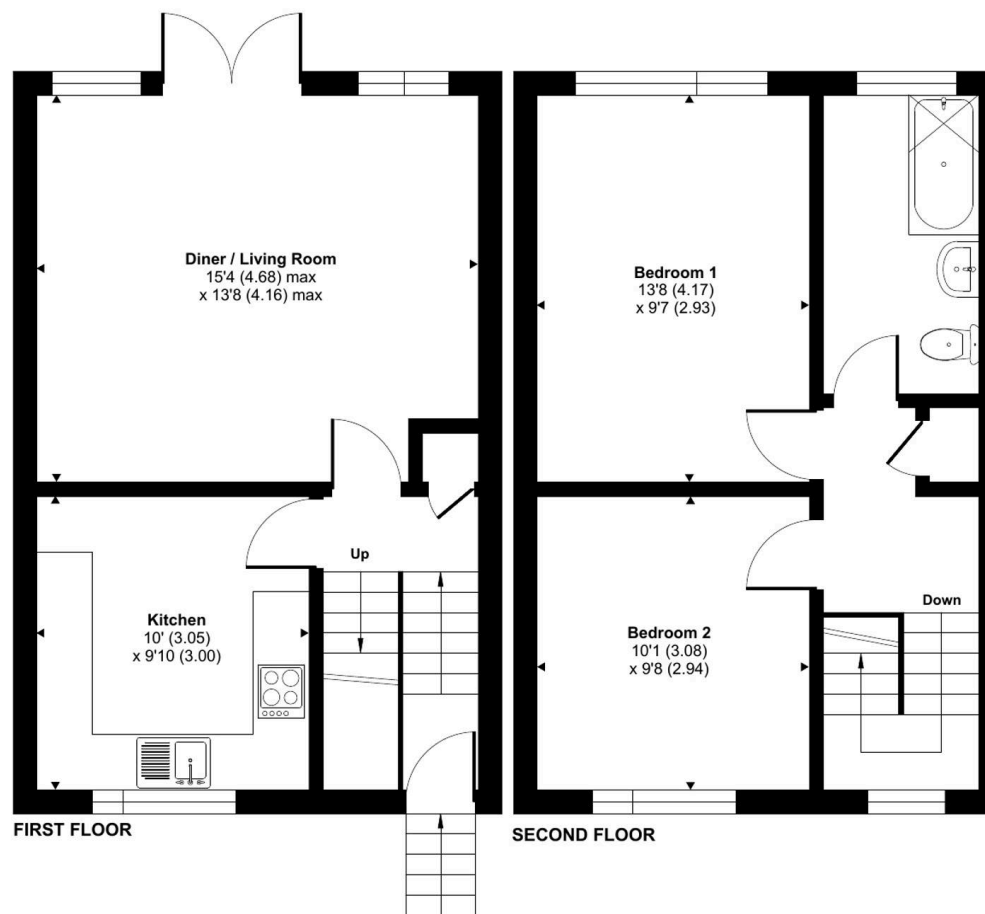
Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A 'Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, an Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.

## St. Thomas Court, Bognor Regis, PO21

Approximate Area = 764 sq ft / 70.9 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). © ncthecom 2025. Produced for Whitlocks Estate Agents. REF: 1253198





## Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • [sales@whitlocksestateagents.co.uk](mailto:sales@whitlocksestateagents.co.uk) • [whitlocksestateagents.co.uk/](http://whitlocksestateagents.co.uk/)

Council Tax band: B  
Tenure: Leasehold