



**WHITLOCKS**  
ESTATE AGENTS

112 Victoria Drive, Bognor Regis  
In Excess of £500,000



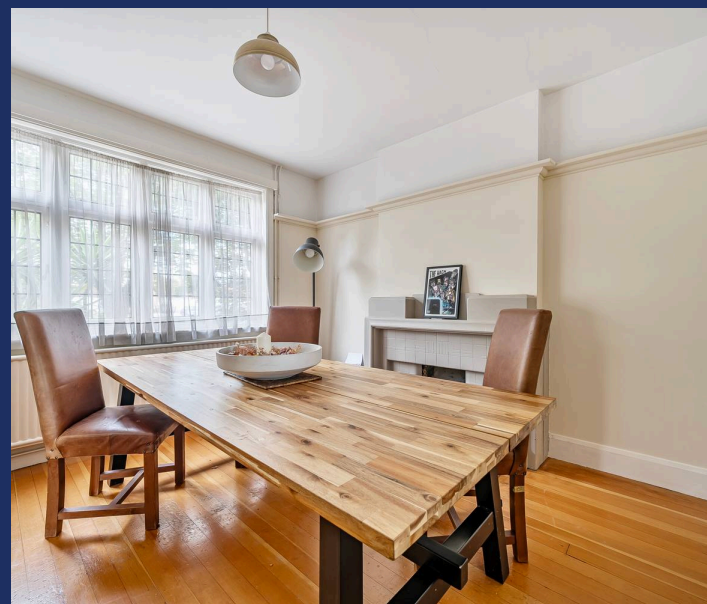


A beautifully presented and extended four-bedroom detached residence, ideally situated in a desirable residential area of Bognor Regis. The property offers spacious and versatile accommodation throughout, starting with an impressive feature entrance hall and ground floor cloakroom. The double-aspect living room boasts stained glass windows and a feature fireplace, leading through to an additional reception room with skylight and bi-folding doors giving direct access to the rear garden. There is also a separate dining room, a modern fitted kitchen, and a useful utility room.

To the first floor there are four generous double bedrooms and a contemporary family bathroom with WC.

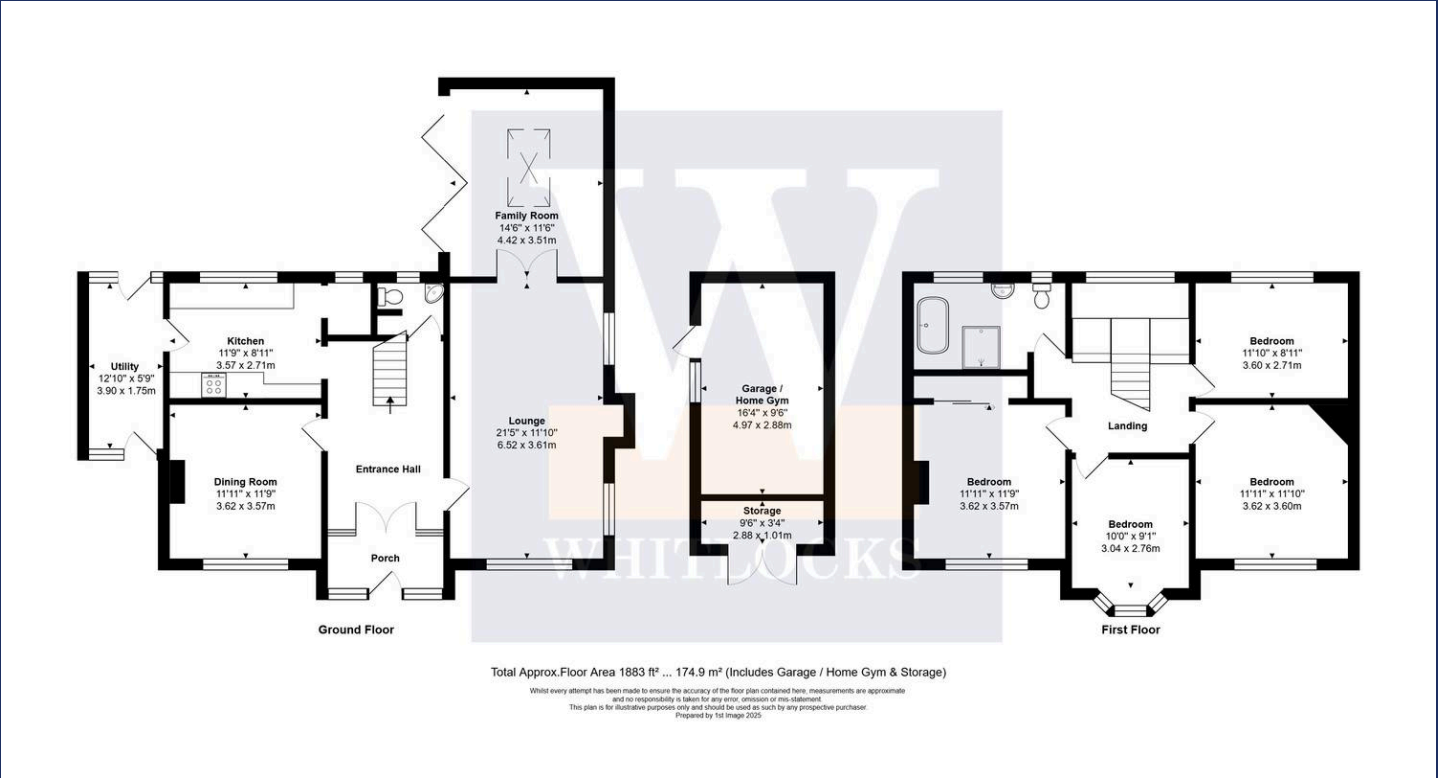
Externally, the home benefits from a private wraparound garden, mainly laid to lawn with a patio area ideal for outdoor entertaining. A detached garage—currently utilised as a home gym and storage space—sits alongside a driveway providing off-road parking for two vehicles.

The property is conveniently located just a short distance from Aldwick seafront and local shops, offering easy access to eateries and a range of amenities.



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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## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D