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22 Parklands Avenue, Bognor Regis
£500,000



This beautifully presented detached house is perfectly positioned at the end of a peaceful cul-de-sac, just moments from a wide range of local amenities including convenience stores, bus links, the train station, doctors' surgery, and more.

Upon entering, you are welcomed by an exceptionally spacious entrance hall that leads directly through to the newly fitted kitchen, featuring a large central island and ample storage — the ideal space for family gatherings and entertaining. This area flows seamlessly into an additional reception space, perfect for use as a formal dining room, snug, or garden room, with beautiful views and direct access to the rear garden. There is also a separate lounge with a charming log burner, and a modern fitted shower room completes the ground floor.

Upstairs, you'll find four generously sized bedrooms, each full of characterful features including tall ceilings and original fireplaces, giving the property a wonderful sense of charm and warmth. A family bathroom serves the bedrooms on this floor.

The loft offers fantastic potential — it is of an excellent size and could be converted (subject to the necessary permissions) to create additional accommodation such as two further bedrooms and a bathroom, or a luxurious master suite with dressing room and en-suite.



Outside, the rear garden is designed for low maintenance, mainly paved and surrounded by mature shrubs and planting, creating a private and attractive outdoor space. The property also benefits from a larger-than-average garage with power and lighting, and to the front, a spacious driveway provides off-road parking for 5–6 vehicles.

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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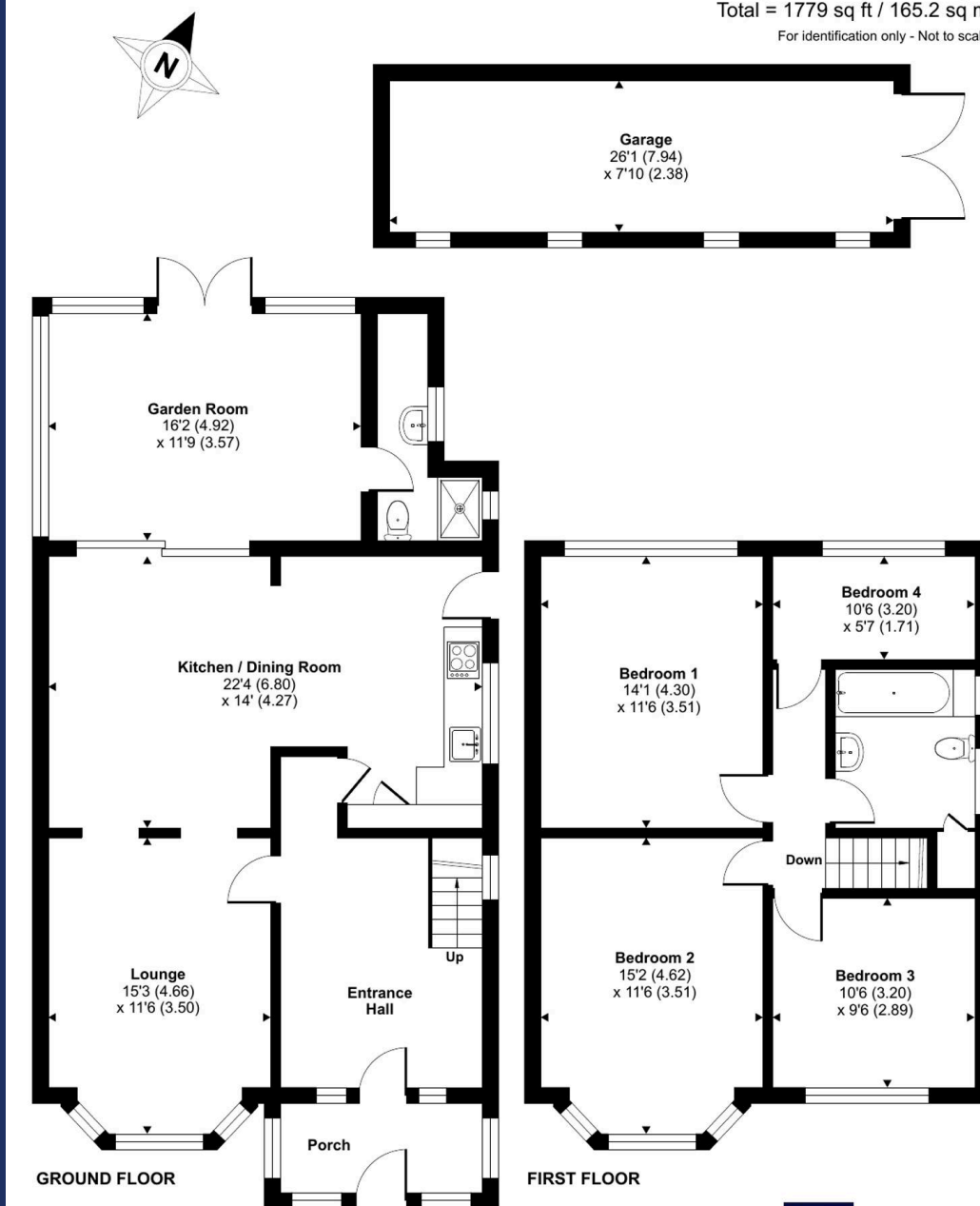
Parklands Avenue, Bognor Regis, PO21

Approximate Area = 1576 sq ft / 146.4 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1779 sq ft / 165.2 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: 1370132





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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E