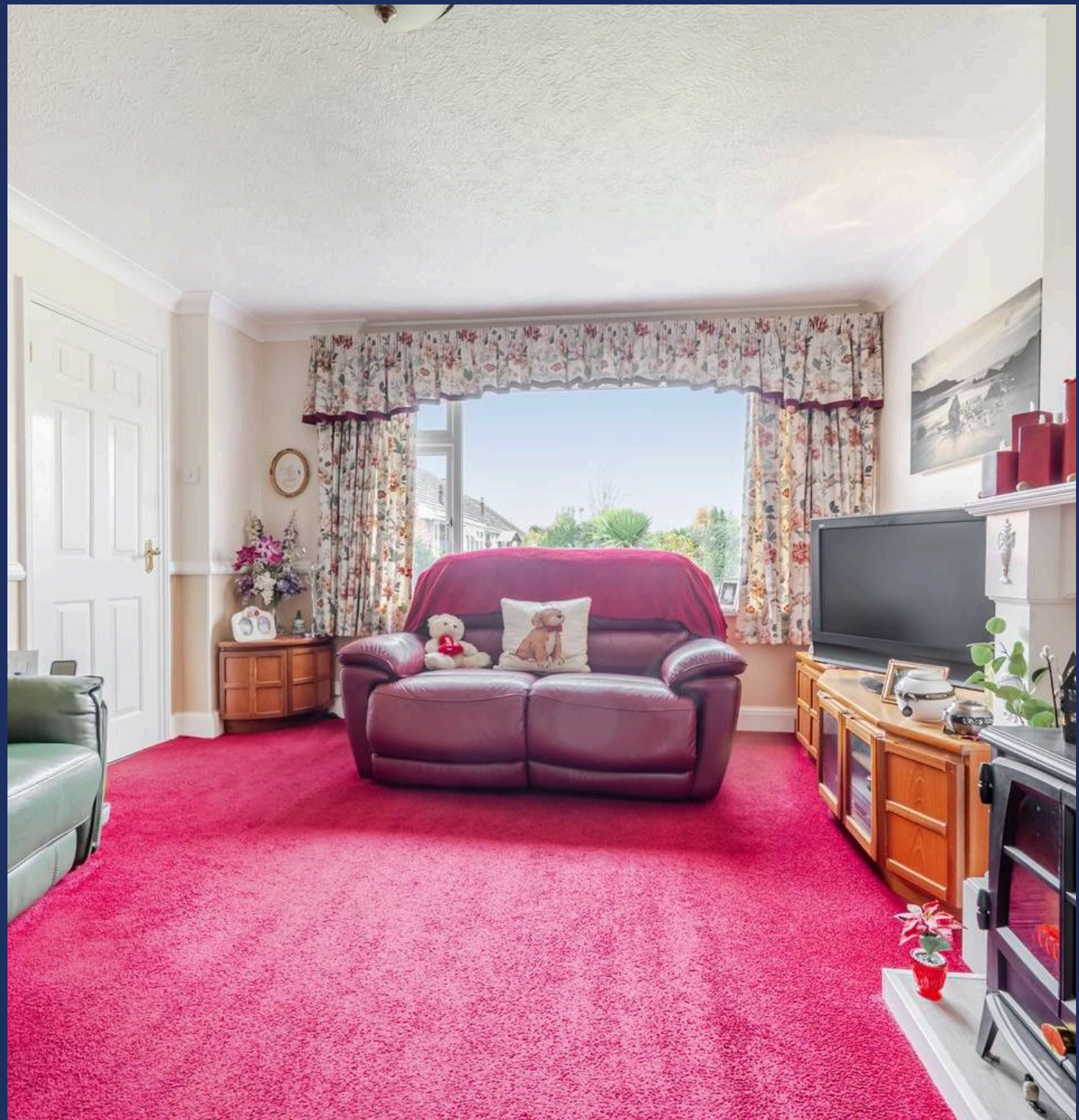






- Well Presented Semi-Detached House
- Three Bedrooms
- Bright and Airy Lounge
- Spacious Kitchen / Dining Room
- Fitted Bathroom
- UPVC Double Glazing and Gas Fired Central Heating
- Private Rear Garden
- Garage in a Nearby Compound
- Quiet Cul-De-Sac Location
- Walking Distance to a Variety of Amenities







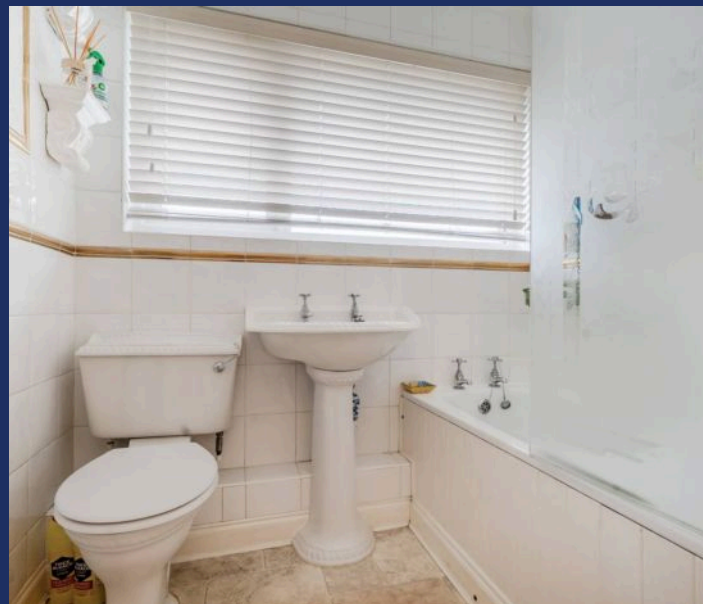
Fantastic opportunity to purchase this well-presented semi-detached house, perfectly positioned in a sought-after and peaceful cul-de-sac.

Just a short walk from a range of local amenities, including convenience stores, highly regarded primary schools, charming 16th and 18th-century pubs, and a variety of restaurants, this property offers both comfort and convenience in equal measure.

The accommodation comprises a bright and spacious lounge filled with natural light. Positioned at the rear of the property is a generous kitchen/dining room that enjoys lovely views and direct access onto the rear garden. Upstairs, there are three well-proportioned bedrooms — the master and second bedrooms both benefit from built-in wardrobes — along with a modern family bathroom. Additional benefits include UPVC double glazing, gas-fired central heating, and a newly fitted boiler.

Outside, the rear garden has been designed for low maintenance, featuring a lawned area and a summer shed. To the front, there is a private garden as well as a communal lawn area offering pleasant views. A garage is also located nearby within a secure compound.

**Viewing is highly recommended.**







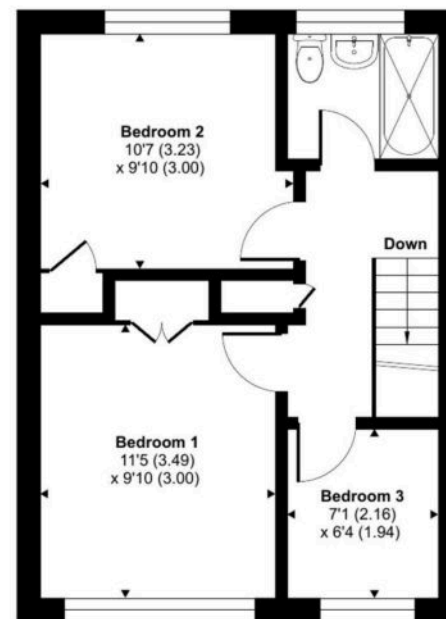


Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village 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.

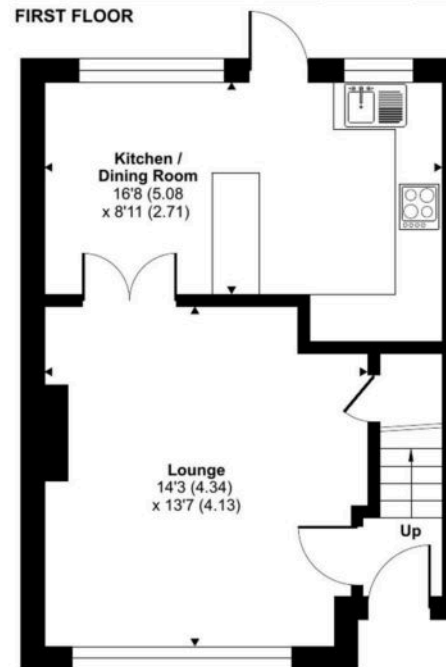
Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are 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.

## Warwick Close, Bognor Regis, PO21

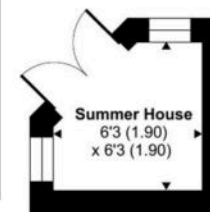
Approximate Area = 778 sq ft / 72.2 sq m  
 Outbuilding = 33 sq ft / 3 sq m  
 Total = 811 sq ft / 75.2 sq m  
 For identification only - Not to scale



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: 1376585







## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F