



**WHITLOCKS**  
ESTATE AGENTS

16 South Way, Bognor Regis  
In Excess of £330,000



A fantastic opportunity to purchase this three-bedroom semi-detached house, ideally positioned in a sought-after location within walking distance of a wide range of local amenities. The property is offered to the market with no forward chain.

Upon entering, you are welcomed by a spacious entrance hall featuring solid oak flooring. The kitchen/breakfast room provides an excellent space for both everyday living and entertaining, leading through to a separate utility room and ground-floor W/C. The lounge offers a warm and inviting atmosphere with a cosy log burner, while the separate dining room also benefits from original oak flooring and enjoys views over, and access to, the rear garden.

To the first floor, there are three well-proportioned bedrooms, along with a modern fitted family bathroom.

Additional benefits include uPVC double glazing, a fully boarded loft, a Worcester boiler and gas-fired central heating throughout.

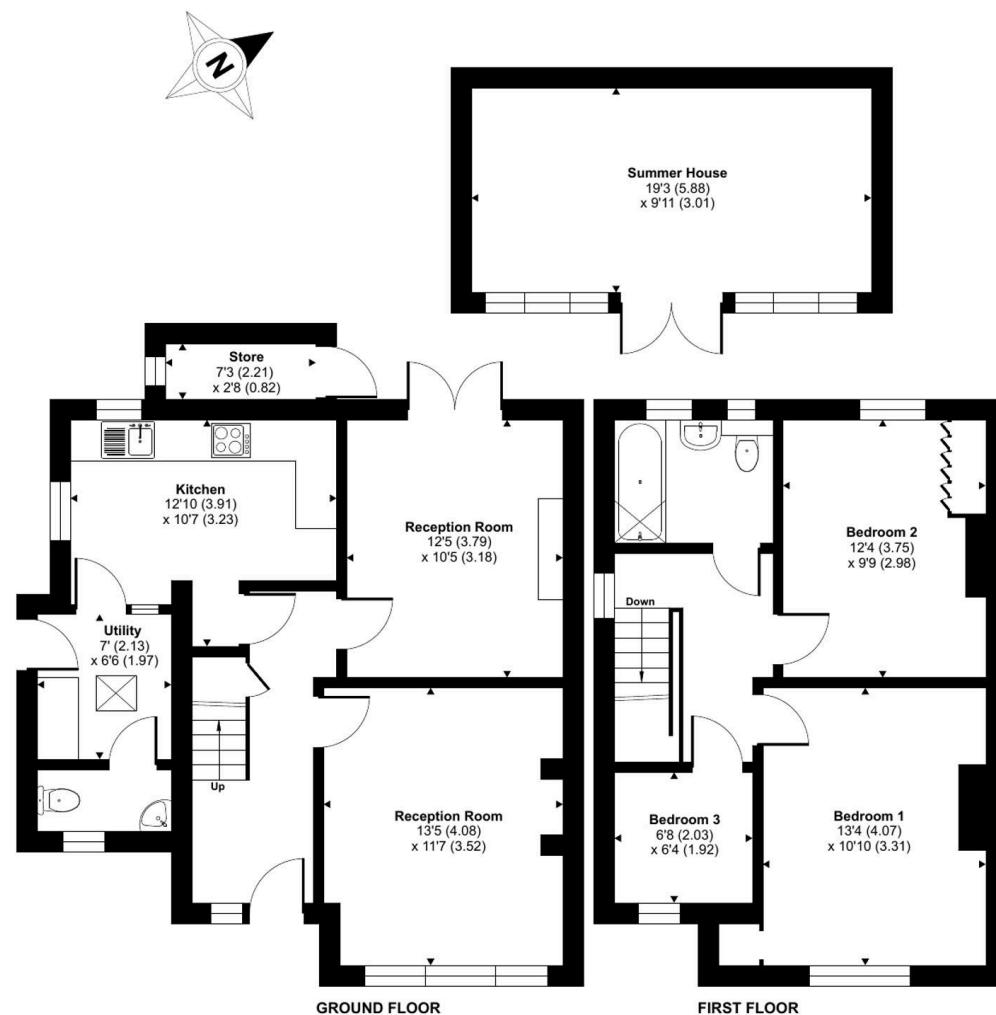
Externally, the rear garden is of a generous size and enjoys a good degree of seclusion. It is predominantly laid to lawn and also features a larger-than-average summer house. To the front of the property, a driveway provides off-road parking.

Located to the north east of the Town Centre, North Bersted is a popular area amongst families due to the fantastic range of facilities on offer, which include a variety of Schools, Sports Facilities, Gyms, Supermarkets, Retail Estates, Shops, Pubs, Fast Food Outlets and many more! There is also a regular Bus Service with many stops throughout the area, in addition to being within easy commuting distance to the larger Cities such as Chichester, Portsmouth, Southampton, Worthing and Brighton. North Bersted also includes a vast choice of Playing Fields, complete with Football Pitches, Basketball Courts and Play Parks an ideal place for Children. Furthermore, Bersted Brooks is a stunning Nature Reserve where there is a variety of wildlife and popular for dog walking.

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.

## South Way, Bognor Regis, PO21

Approximate Area = 1038 sq ft / 96.4 sq m  
 Outbuilding = 211 sq ft / 19.6 sq m  
 Total = 1249 sq ft / 116 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). © nlichecom 2025. Produced for Whitlocks Estate Agents. REF: 1394383





# 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: C  
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C