



**WHITLOCKS**  
ESTATE AGENTS

28 Pevensey Road, Bognor Regis  
£290,000



Offered to the market with no forward chain, this semi-detached bungalow presents an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors. The property features two well-proportioned double bedrooms and a spacious lounge with plenty of natural light.

The property benefits from a fitted kitchen with direct access to the conservatory, creating a versatile additional living or dining space that overlooks the secluded rear garden.

Further advantages include UPVC double glazing, gas-fired central heating, a private driveway leading to a detached garage, and generous outdoor space.

While the property would benefit from modernisation, it offers fantastic potential. A solid home in a desirable format, early viewing is recommended to appreciate the scope and opportunity on offer.



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.

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.

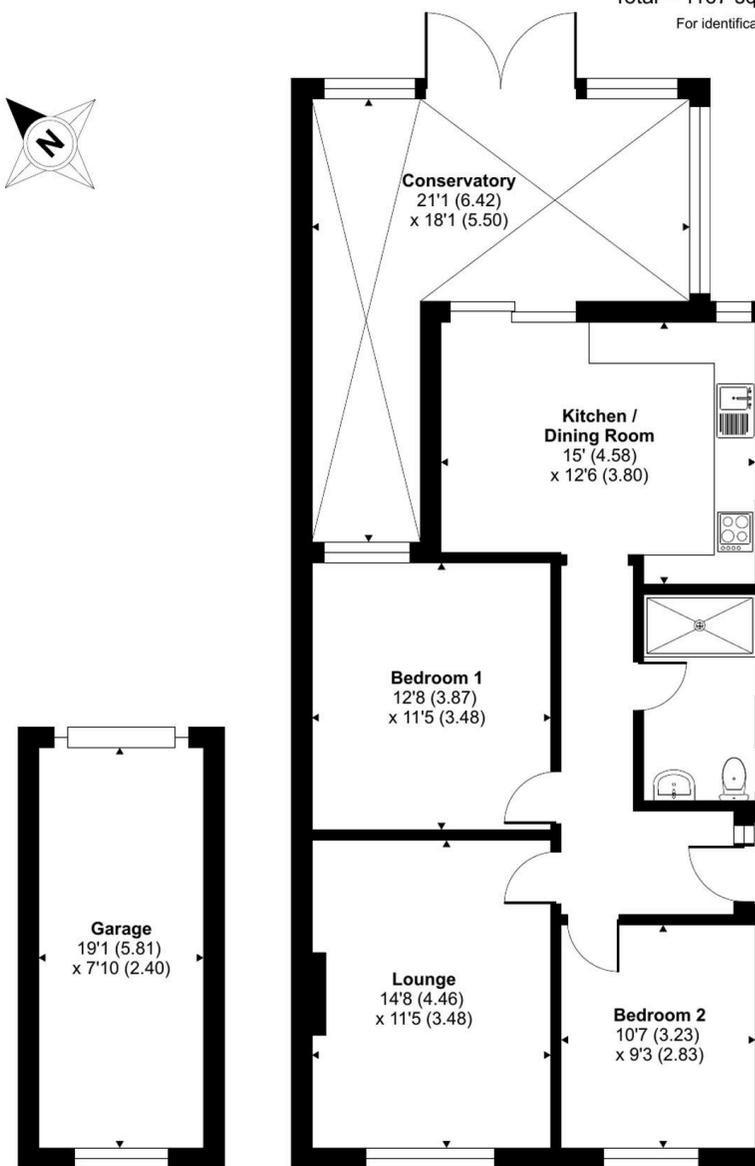
## Pevensey Road, Bognor Regis, PO21

Approximate Area = 1017 sq ft / 94.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1167 sq ft / 108.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Whitlocks Estate Agents. REF: 1396803





## Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C