



**WHITLOCKS**  
ESTATE AGENTS

6 Harbour Road, Bognor Regis  
Guide Price £530,000



This spacious detached bungalow offers flexible and light accommodation arranged over one floor with potential to extend. As you enter there is an entrance hall which provides access to two double bedrooms, both complete with built in storage. A good sized, en-suite master bedroom a main bathroom complete the front of the property. Moving through the accommodation to the rear there is a useful utility room and a fitted kitchen/dining room which flows nicely via double doors into a large sitting room. To the rear of this space there is a conservatory which allows a pretty outlook over the garden. The rear garden is well-kept, mainly laid to lawn and enclosed by wood panelled fencing. There is a side gate giving access to the front where there is a good amount of driveway parking and a garage.

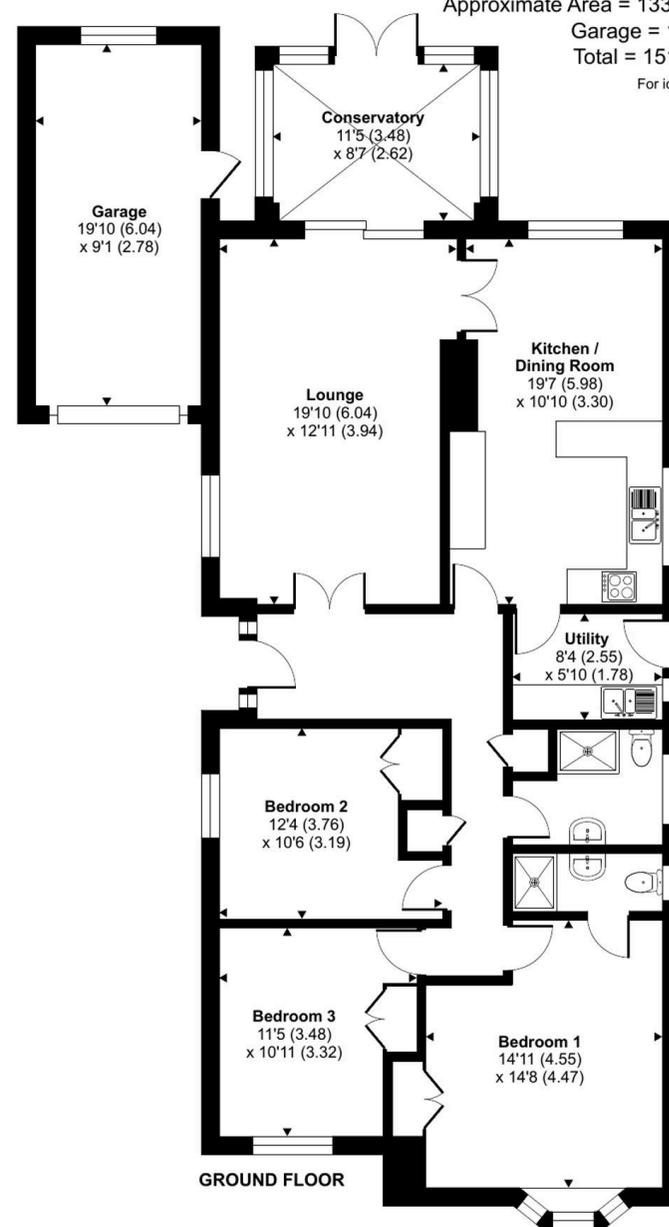


Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A 'Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, an Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

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## Harbour Road, Bognor Regis, PO21

Approximate Area = 1338 sq ft / 124.3 sq m  
 Garage = 181 sq ft / 16.8 sq m  
 Total = 1519 sq ft / 141.1 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 2026. Produced for Whitlocks Estate Agents. REF: 1402262





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C