

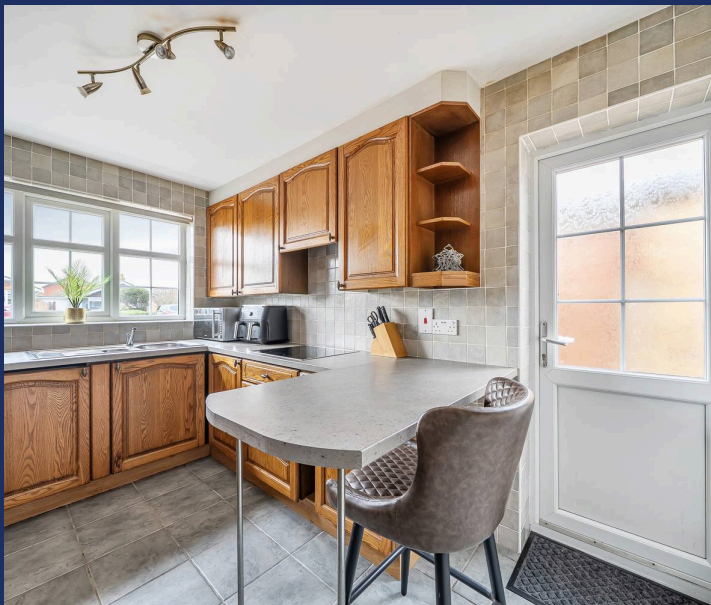


WHITLOCKS
ESTATE AGENTS

6 Brooksmead, Bognor Regis
Guide Price £370,000



The well-arranged and light accommodation is laid out over one floor. As you enter there is a hall which gives access to a large sitting/dining room which is full of natural light. There are two double bedrooms, both complete with bespoke fitted wardrobes. A conservatory looks out over the well-kept garden. A fitted kitchen/breakfast room, separate wc and family bathroom complete the accommodation. Outside to the rear there is an enclosed garden which is mainly laid to lawn and has a terrace and both side and rear gates for access. To the front there is ample driveway parking for a number of vehicles and a garage. The latter complete with an up and over entrance door.



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.

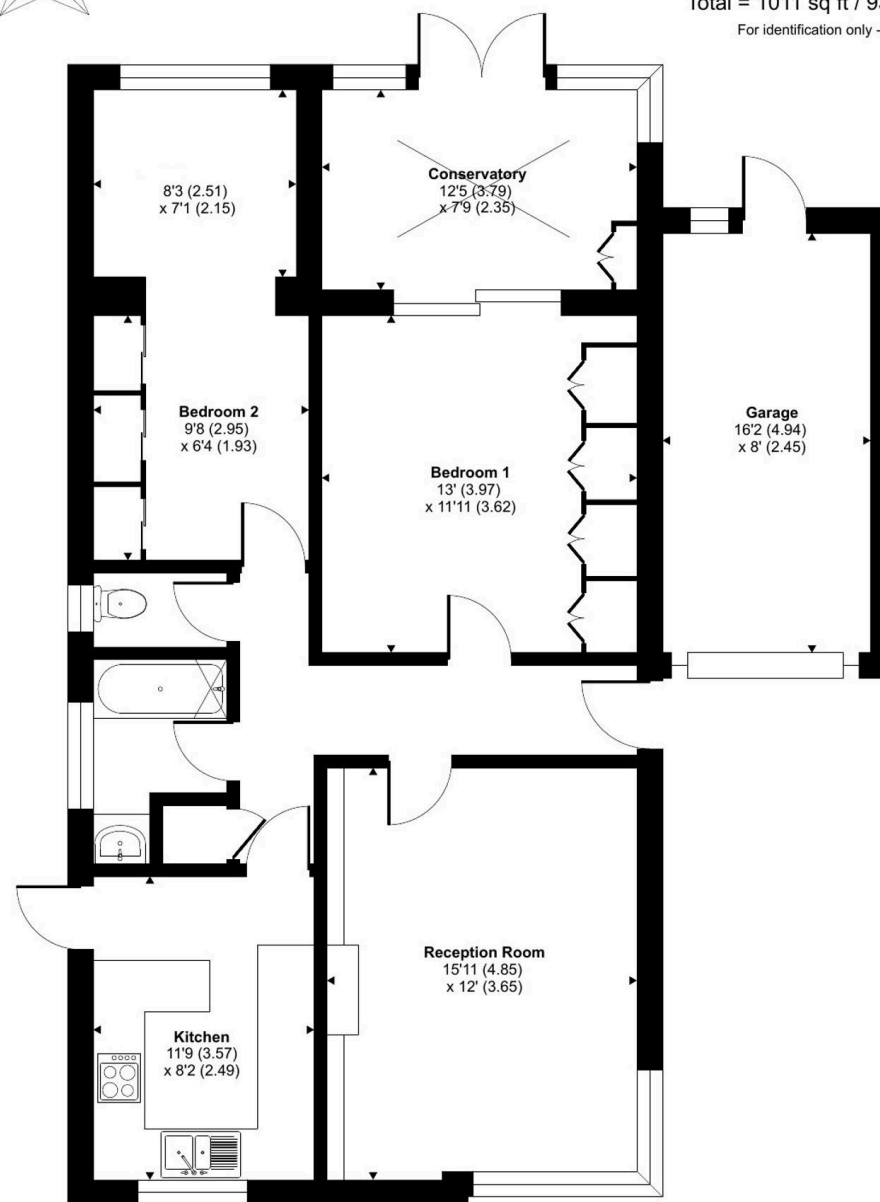
Brooksmead, Bognor Regis, PO22

Approximate Area = 881 sq ft / 81.8 sq m

Garage = 130 sq ft / 12 sq m

Total = 1011 sq ft / 93.8 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). © nctechcom 2026. Produced for Whitlocks Estate Agents. REF: 1417480



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: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F