



**WHITLOCKS**  
ESTATE AGENTS

29 Westloats Lane, Bognor Regis  
Guide Price £325,000



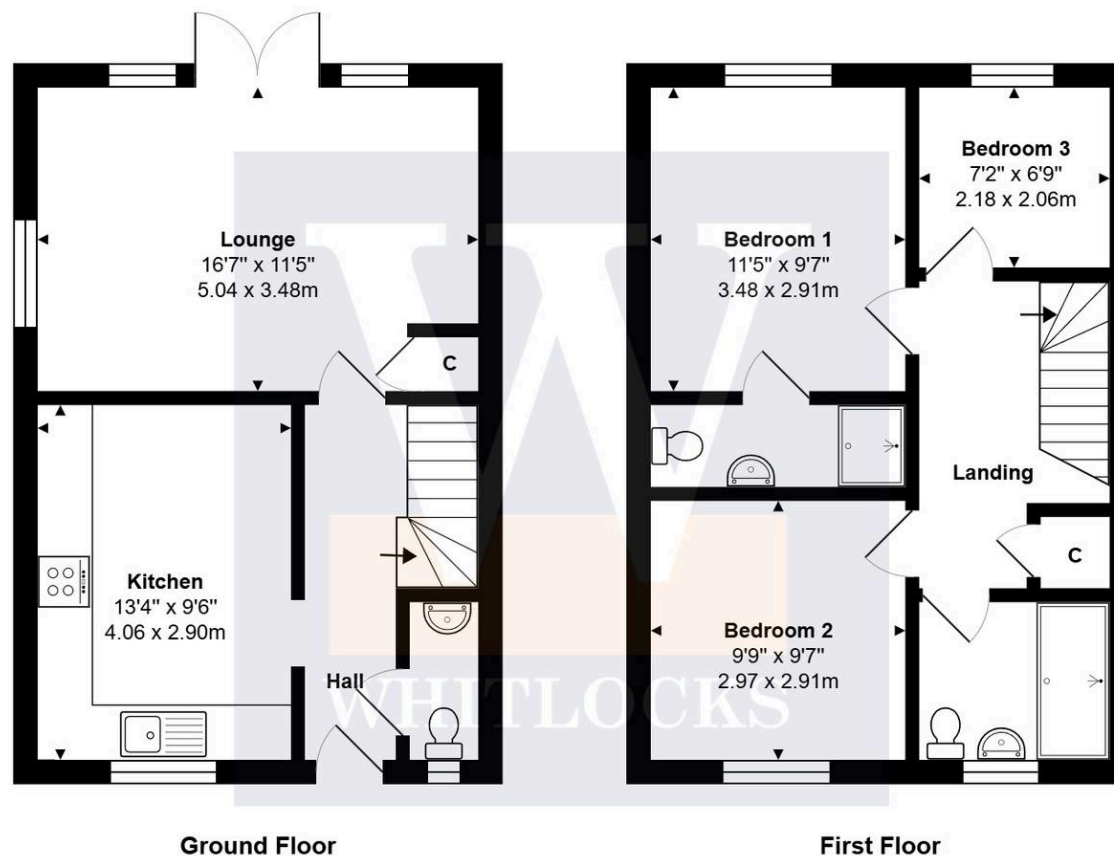
The well-appointed accommodation is arranged over two floors and offers flexible and light spaces throughout. On the ground floor there is an entrance hall which leads to both a useful cloakroom and a spacious kitchen/dining room. Beyond and to the rear of the property there is a large sitting room, complete with French doors opening out onto the garden. On the first floor, off a central landing there is an en-suite master bedroom, a second double bedroom and a single bedroom. A shower room completes the well-presented accommodation.

Outside to the rear there is an enclosed low maintenance garden which is paved with borders and has a side gate for access. To the side of the property there is a garage and ample driveway parking.



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.

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Total Area: 824 ft<sup>2</sup> ... 76.6 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by 1st Image 2026



## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B