



**WHITLOCKS**  
ESTATE AGENTS

44 West Front Road, Bognor Regis  
Guide Price £595,000



The light and well-presented accommodation is arranged over one floor. Upon approaching the property you will find a storm porch giving access to a hall. Off this space there is a shower room, modern fitted kitchen and a spacious reception room with French doors opening into the rear garden. The reception room provides space for both a dining and sitting room area. Moving through the property there are three double bedrooms and a single bedroom. A second shower room completes the well-arranged accommodation.

Outside to the rear there is a low maintenance, enclosed garden with a number of seating areas dotted throughout. To the front there is a small garden which is mainly laid to lawn and driveway parking for several vehicles.



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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

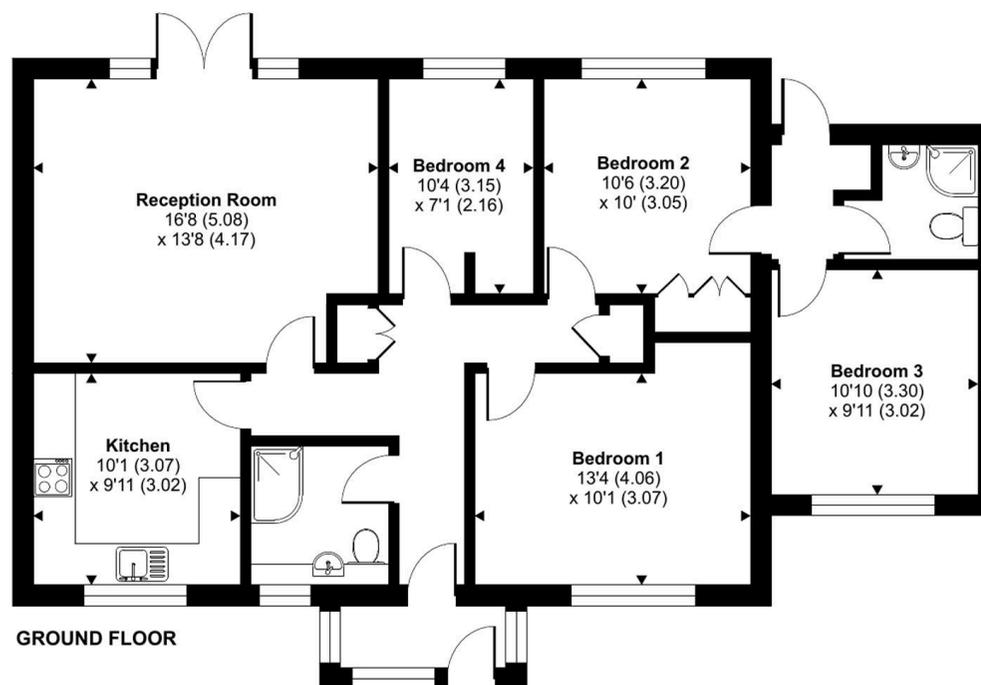
EPC Environmental Impact Rating: E

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## West Front Road, Bognor Regis, PO21

Approximate Area = 1060 sq ft / 98.4 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). © ncthemcom 2026. Produced for Whitlocks Estate Agents. REF: 1416021





## Whitlocks Estate Agents - Bognor Regis & Pagham

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