



**WHITLOCKS**  
ESTATE AGENTS

Pebble Cottages Mill Park Road, Bognor Regis

Guide Price £365,000



This light and airy three-bedroom mid-terrace townhouse forms part of an exclusive terrace of just four similar dwellings, set within a quiet close and offered with no onward chain.

The property opens into a welcoming entrance hall, with a convenient ground floor WC, and leads through to a bright and spacious living room, enhanced by a large window that floods the space with natural light - ideal for both relaxing and entertaining. The modern fitted kitchen features a range of contemporary units, integrated appliances (including oven, hob and extractor) and generous worktop space. Adjoining is a versatile dining area, perfect for everyday use and hosting alike.

Upstairs, there are three well-proportioned bedrooms, offering flexible accommodation for families or those working from home. The principal bedroom benefits from built-in wardrobes and an en-suite, while the remaining rooms are equally well-sized. A stylish family bathroom completes the accommodation, fitted with a modern suite including a bath with shower over and wash basin.

Further benefits include double glazing, gas central heating, neutral décor throughout, useful understairs storage and loft space. Externally, the property offers two allocated parking spaces, along with on-road visitor parking.

Ideally located within walking distance of local pubs, shops, schools, and the beach, this home combines comfort, practicality, and a highly desirable setting. Early viewing is highly recommended.



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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## Mill Park Road, Bognor Regis, PO21

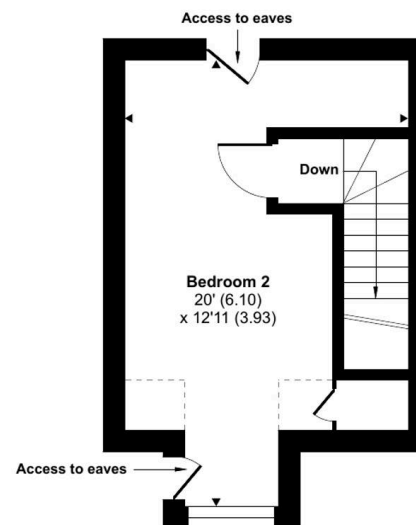
Approximate Area = 988 sq ft / 91.7 sq m

Limited Use Area(s) = 11 sq ft / 1 sq m

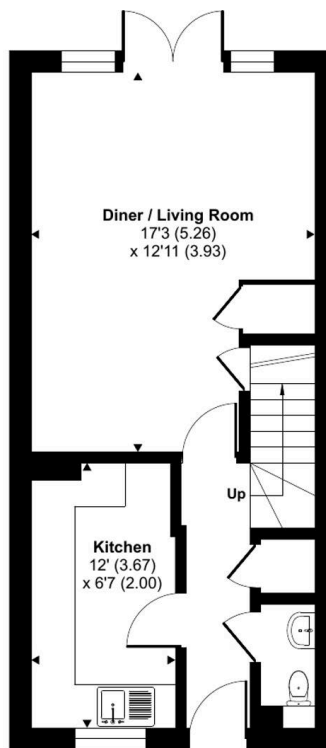
Total = 999 sq ft / 92.7 sq m

For identification only - Not to scale

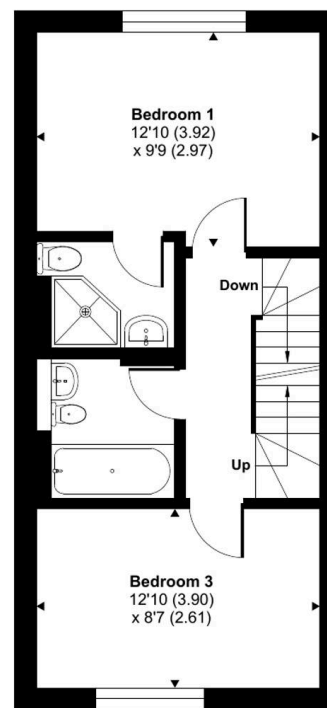
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Whitlocks Estate Agents. REF: 1439376





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: