



**WHITLOCKS**  
ESTATE AGENTS

87 West Front Road, Bognor Regis  
Guide Price £450,000

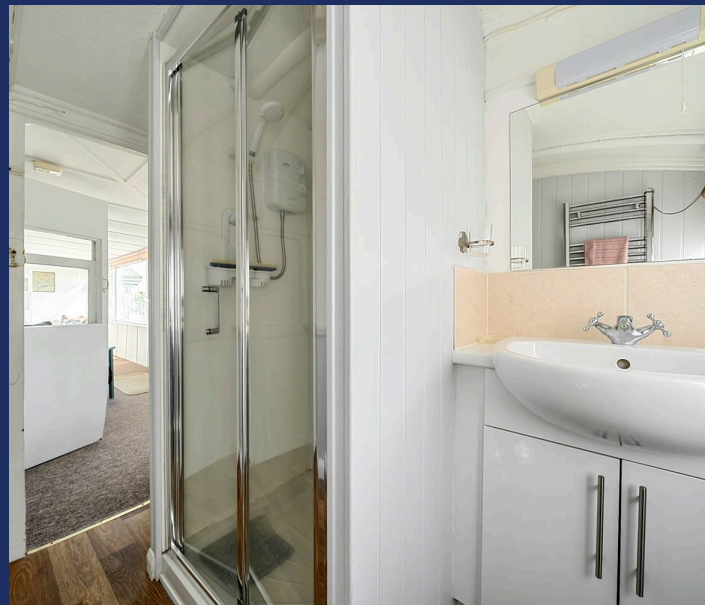


This characterful beach front detached home has been constructed around two Victoria rail carriages and offers stunning, south facing sea views along with a good sized rear garden. There are only a handful of these historic Victoria holiday homes left within the village making this property a rare find.

The accommodation is south facing and arranged over one floor. As you enter there is porch/utility room and a useful wc. Moving through the characterful accommodation there is a fitted kitchen which gives access to cosy sitting room. There are two double bedrooms, a shower room and an L-shaped, south facing dining room which gives panoramic sea views and has access out onto a cleverly positioned patio.

Outside to the rear there is a large garden which is mainly laid to lawn and there is a driveway for several vehicles. To the front of property there is a large, south facing patio, perfect for dining alfresco and taking in the views.

NB - The property is currently used as a holiday let, a delayed completion will be required to allow pre-booked bookings.



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.

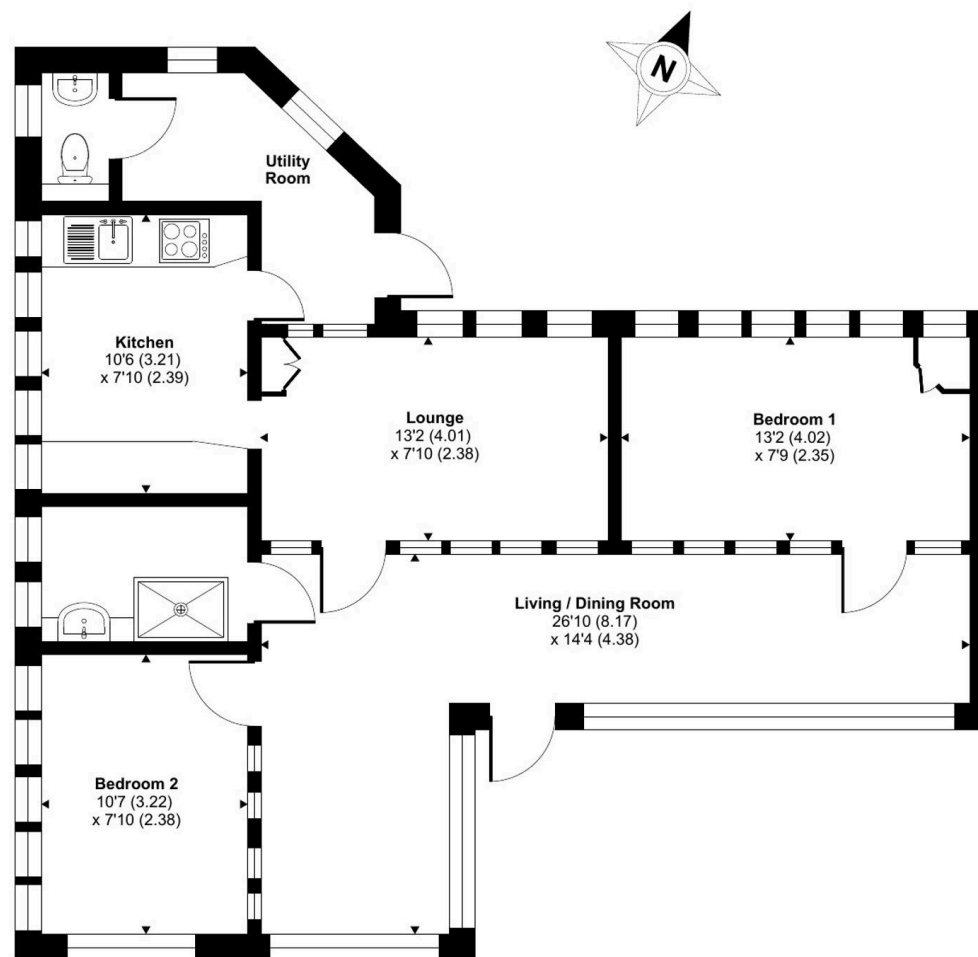
Council Tax band: C

Tenure: Freehold

## West Front Road, Bognor Regis, PO21

Approximate Area = 735 sq ft / 68.2 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). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1428968





## Whitlocks Estate Agents - Bognor Regis & Pagham

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