



**WHITLOCKS**  
ESTATE AGENTS

Whyke House, 11 Gordon Avenue, Bognor Regis

Guide Price £120,000



This beautifully presented one-bedroom second-floor flat offers stylish, contemporary living in a sought-after location, ideal for first-time buyers, professionals or investors. The property benefits from a 150-year lease and allocated parking to the rear.

The flat features a bright living area with large windows, creating a light and inviting space. The modern kitchen includes sleek cabinetry and ample worktop space - perfect for everyday use and entertaining.

The double bedroom is well proportioned, with additional under eaves storage space. The bathroom is finished to a high standard with a large enclosed shower space and ample built in storage.

Neutral décor throughout provides a versatile finish, while additional features include electric heating, double glazing, secure entry, lift access and a well-maintained communal area.

Ideally located close to local shops, cafés, and transport links, the property is just a 12-minute walk to the train station, offering easy access to the city centre and beyond. It is also conveniently positioned approximately 11 minutes from the University of Chichester's Bognor Regis Campus and around a 20-minute walk to the beach. Combining comfort, practicality, and location, this flat is a great low-maintenance opportunity. Early viewing is 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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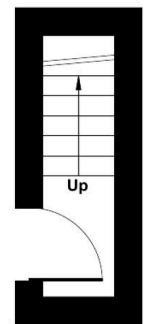
## Gordon Avenue, Bognor Regis, PO22

Approximate Area = 471 sq ft / 43.7 sq m  
 Limited Use Area(s) = 111 sq ft / 10.3 sq m  
 Total = 582 sq ft / 54 sq m

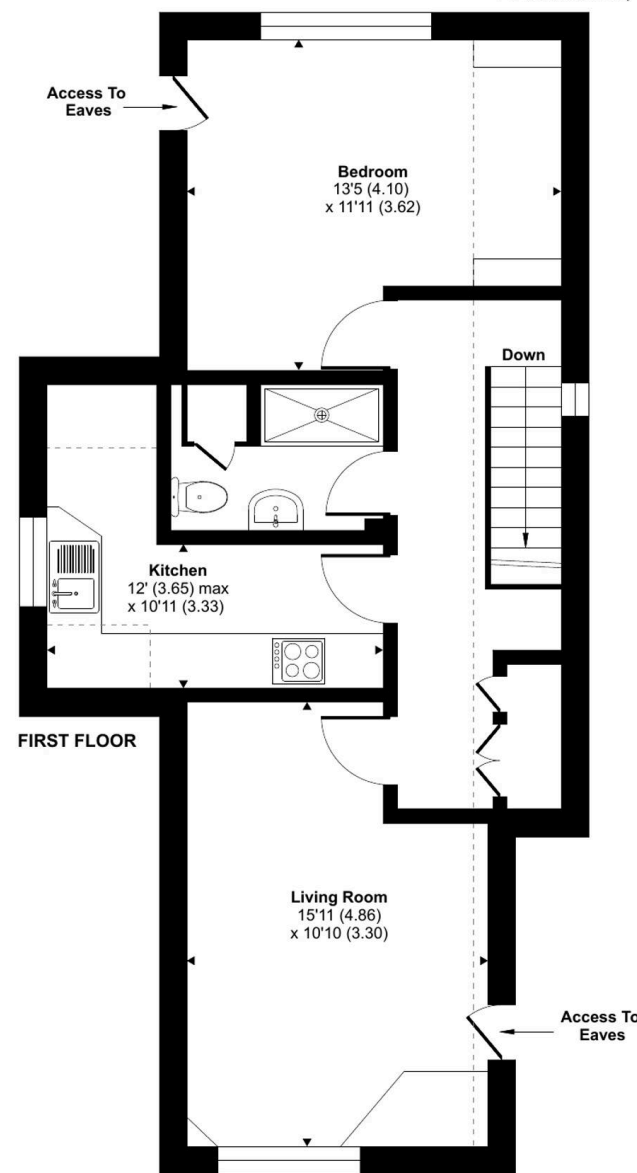
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST 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: 1436964





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F