



WHITLOCKS
ESTATE AGENTS

23 Kenilworth Road, Bognor Regis
Guide Price £285,000



A spacious 1930s end of terrace 3 bedroom house. This is a perfect family home in a popular road where houses rarely come up for sale. The property benefits from off- street parking for a small to medium car and a dropped kerb giving a road space as well. The large garden is south east facing and benefits from side access from the road. Internally, the house is light and much larger than equivalent modern builds. It has been freshly decorated to a good standard. The upstairs hall enjoys extra light from a roof light ceiling. There is additional storage on both floors, with a large loft also offering potential options. The ground floor has original floorboards, with a good-sized entrance hall providing access to a spacious sitting room with a bay window and feature fireplace, and a large kitchen/diner, complete with fitted units and access into the garden. The stairs and first floor have newly laid carpets. There are two large double bedrooms, a good-sized single bedroom, and a family bathroom with bath and separate shower.

- No onward chain
- Large characterful end-terrace home
- 3 Bedrooms
- Good sized, south east facing rear garden with side access
- Driveway with drop kerb road parking
- Open plan kitchen / dining room
- Sitting Room
- Family bathroom fitted with bath & separate shower
- Gas fired central heating
- Newly decorated
- Close to town centre amenities



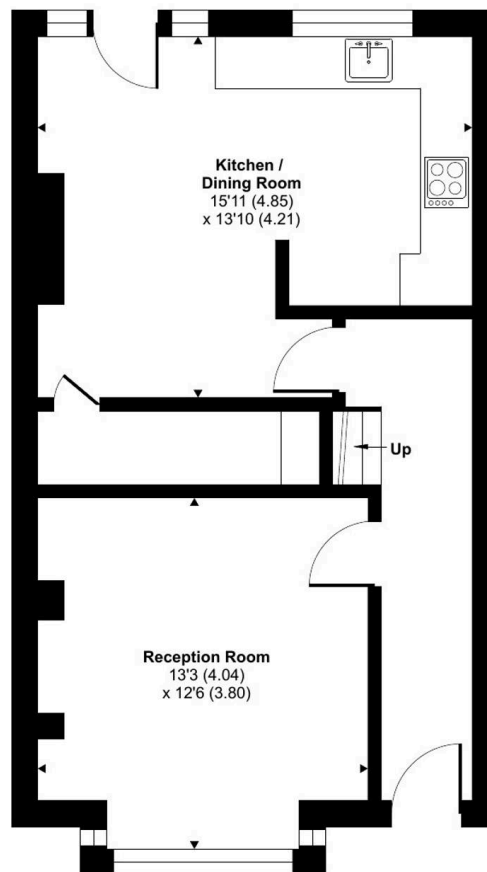
Nestled on the sunny south coast in West Sussex — officially one of Britain's sunniest counties — Bognor Regis is a popular yet wonderfully peaceful seaside town. Blessed with around 1,900 hours of glorious sunshine each year, it offers a relaxed coastal lifestyle with beautiful beaches, seafront promenades, and charming Victorian heritage, all just a short stroll from your new home. Perfect for families, retirees, and anyone seeking that enviable blend of traditional seaside appeal and tranquil everyday living. Chichester, Arundel and Littlehampton are nearby, and there are fantastic transport links to London Victoria and Gatwick Airport.

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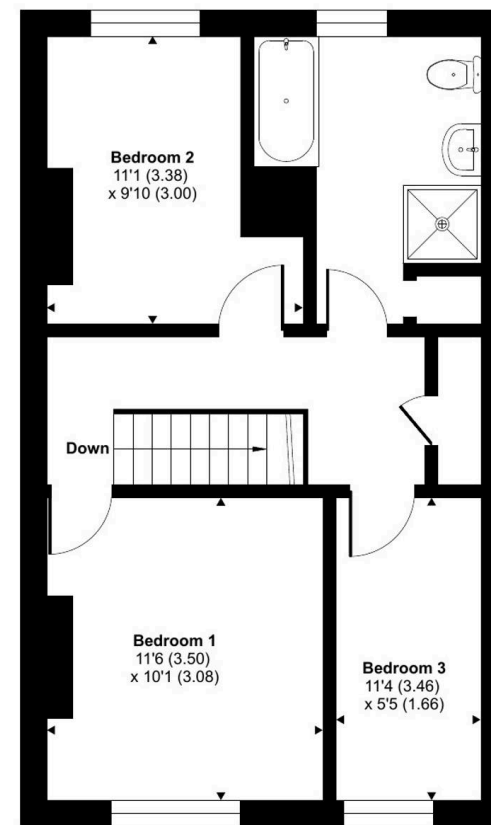
Kenilworth Road, Bognor Regis, PO21

Approximate Area = 959 sq ft / 89 sq m

For identification only - Not to scale



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: 1432409





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E