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125 Chichester Road, Bognor Regis
Guide Price £370,000



Situated in a popular residential location, this three-bedroom semi-detached home offers generous accommodation and excellent potential for modernisation.

The property opens into a spacious entrance hall leading to a bright bay-fronted living room, featuring a fireplace and providing an ideal space for relaxing. To the rear, a separate dining room opens into a well-proportioned kitchen, offering plenty of worktop and storage space with scope to enhance. A conservatory spans the rear of the property, creating a versatile additional reception area with direct access to the garden. A ground floor WC adds further convenience.

Upstairs, there are three well-proportioned bedrooms, two of which benefit from feature fireplaces, alongside a good-sized third room. The accommodation is served by a family bathroom and separate WC.

Externally, the property enjoys a south-facing rear garden, mainly laid to lawn with patio areas. The garden backs onto rugby pitches, providing a pleasant open outlook. To the front, there is driveway parking for up to three vehicles.

With its spacious layout, character features, and excellent scope to improve, this property presents a fantastic opportunity for buyers looking to create a long-term family home.

- Three-bedroom semi-detached home in a popular residential location
- Spacious bay-fronted living room with fireplace
- Separate dining room leading to kitchen
- Conservatory providing additional reception space
- Ground floor WC
- Two bedrooms with feature fireplaces
- Family bathroom and separate WC
- Driveway parking for up to three vehicles
- Generous South facing rear garden with patio
- Open outlook over rugby pitches to the rear



The remarkable and historical City of Chichester offers an abundance of amenities including boutiques, shops, cafes, restaurants, and charming pubs as well as a Festival Theatre. Furthermore, there are excellent Sports Facilities close by such as Tennis Courts, Swimming Pools, and Gyms. Additionally, St Richard's Hospital is on the outskirts of the City Centre is a medium size District Hospital offering a range of services and wards including an Accident and Emergency Department. There are fantastic transport links within the City including a reliable bus service and train station with a direct line to London Victoria. Chichester is close to Goodwood, renowned for events like the Festival of Speed, Goodwood Revival, and the Qatar Goodwood Festival horse racing season. Chichester offers scenic walks and cycle routes nearby, including Brandy Hole Copse, Centurion Way, and Chichester Marina. It's also just a short drive to Selsey seafront and the popular white sands of West Wittering beach.

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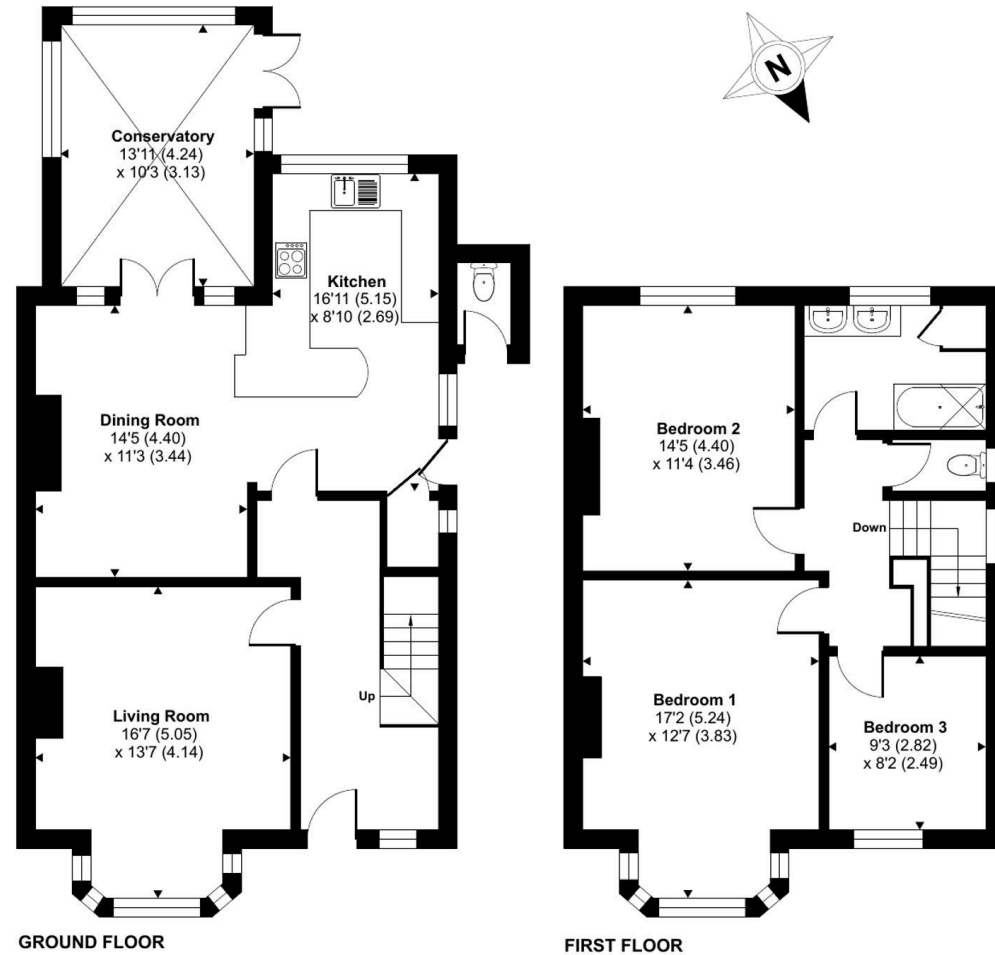
Chichester Road, Bognor Regis, PO21

Approximate Area = 1466 sq ft / 136.1 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 1478 sq ft / 137.2 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). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1438336





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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F