



WHITLOCKS
ESTATE AGENTS

27 Goodwood Avenue, Bognor Regis
£700,000



- Substantial Detached House
- Boasting Five Generous Bedrooms
- Spacious Kitchen / Dining / Family Room
- Large Lounge and Separate Formal Dining Room
- Master Bedroom with En-Suite and Dressing Room
- Family Bathroom, Utility Room and Study
- UPVC Double Glazing, Gas Fired Central Heating, and Solar Panels
- Private Rear Garden with an additional Feature of a Pool Room
- Large Driveway Providing Off-Road Parking for Several Vehicles leading to a Garage
- Positioned in the Extremely Sought after Village of Felpham





A rare and exciting opportunity to acquire this exceptionally versatile and substantial detached family home, offering over 3,000 sq ft of beautifully arranged accommodation. Set within the highly sought-after village of Felpham, the property enjoys a prime position within comfortable walking distance of local shops, schools, cafés, and amenities, making it ideal for families and those seeking a well-connected yet peaceful lifestyle.

Upon entering, you are welcomed by a spacious and inviting entrance hall that immediately sets the tone for the generous proportions found throughout. The heart of the home is the impressive open-plan kitchen / dining / family room, perfectly designed for modern living and entertaining. This space features a large central island, a range cooker, ample cabinetry, and a cosy log burner, creating a warm and sociable atmosphere for both everyday life and hosting guests.

Further ground-floor accommodation includes a substantial lounge with views over and direct access to the rear garden, seamlessly connecting indoor and outdoor living. The lounge also benefits from access to a separate study, ideal for home working or a quiet retreat. A formal dining room, utility room, and cloakroom/WC complete the ground floor, offering excellent flexibility and practicality.



The first floor provides five well-proportioned bedrooms, all thoughtfully laid out. The principal bedroom enjoys the luxury of a dressing room and en-suite shower room, while additional built-in storage and a modern family bathroom serve the remaining bedrooms, making this home perfectly suited for larger families or visiting guests.



Further benefits include uPVC double glazing, gas-fired central heating, and privately owned solar panels, which not only enhance energy efficiency but also provide a valuable additional income stream.

Externally, the rear garden is a true sanctuary, offering a high degree of seclusion and privacy. Mainly laid to lawn and framed by mature shrubs and trees, the garden also features a generous decked entertaining area, ideal for alfresco dining and summer gatherings.

The undeniable showstopper of this property is the impressive pool room located at the far end of the garden. Designed for year-round enjoyment, it boasts a sizeable swimming pool, sauna, and shower facilities, with sliding doors opening directly onto the garden—creating a private leisure retreat rarely found in residential homes.

To the front, the property benefits from a large private driveway providing off-road parking for several vehicles, leading to a garage that is double in length and wider than average, offering excellent storage or workshop potential.







Felpham is a charming Village located directly to the east of Bognor Regis, offering much history and array of different architectural properties and Private Estates. Popular amongst all age ranges due to its convenient seaside location and comprehensive facilities on offer which include Shops, Post Offices, Butchers, sought after Schools, Convenience Stores, a Golf Club, Pubs, Restaurants, a Sports Centre, Playing Fields and many more. The Village is within a short stroll to the Beach, where you will find the famous Lobster Pot Restaurant, Beachcroft Hotel and Yacht Club. The Promenade is a lovely place to walk with stunning coastal views which takes you towards Bognor Regis Town leading to Aldwick. Felpham is also within easy access to Chichester and Littlehampton. Council Tax band: F

Tenure: Freehold

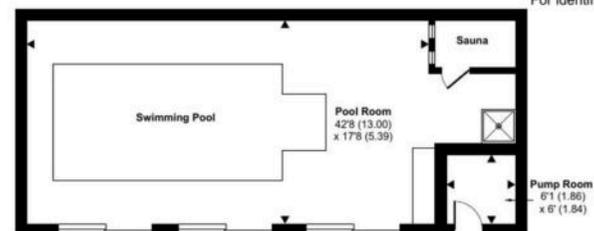
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Goodwood Avenue, Bognor Regis, PO22

Approximate Area = 2169 sq ft / 201.5 sq m
 Garage = 281 sq ft / 26.1 sq m
 Outbuildings = 753 sq ft / 69.9 sq m
 Total = 3203 sq ft / 297.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Whitlocks Estate Agents. REF: 1394594





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

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