



**WHITLOCKS**  
ESTATE AGENTS

Sutherland Court, Sutherland Close, Bognor Regis

Guide Price £159,950



This spacious and well-presented three-bedroom home offers versatile accommodation across two floors, ideally suited to modern family living.

The ground floor features a generous reception room, providing a bright and welcoming space for both relaxing and entertaining, with direct access to a private balcony area. A well-appointed fitted kitchen offers ample storage and workspace, while a convenient ground floor WC adds further practicality.

Upstairs, the property benefits from three well-proportioned bedrooms, offering flexibility for family living, guest accommodation or home working. A modern family bathroom completes the first floor.

Further benefits include double glazing, gas central heating, permit parking and a well-balanced layout throughout, creating a comfortable and practical home ready to move straight into.

Ideally situated within a convenient residential location, the property is just a few minutes' walk from the train station and beach, while also being close to local amenities, schools and transport links. This attractive home would suit families, first-time buyers and investors alike. Early viewing is highly recommended.



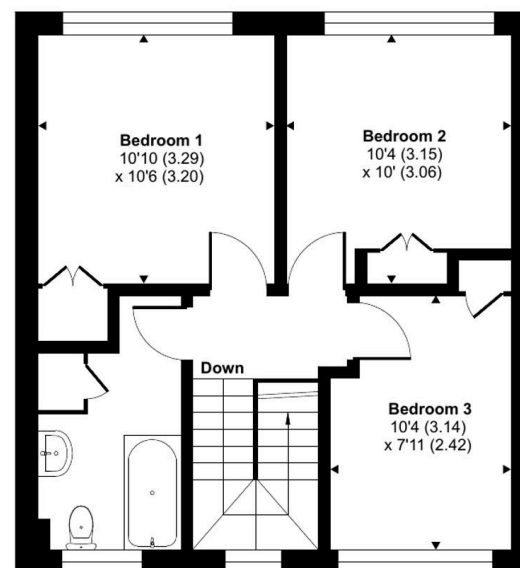
Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction 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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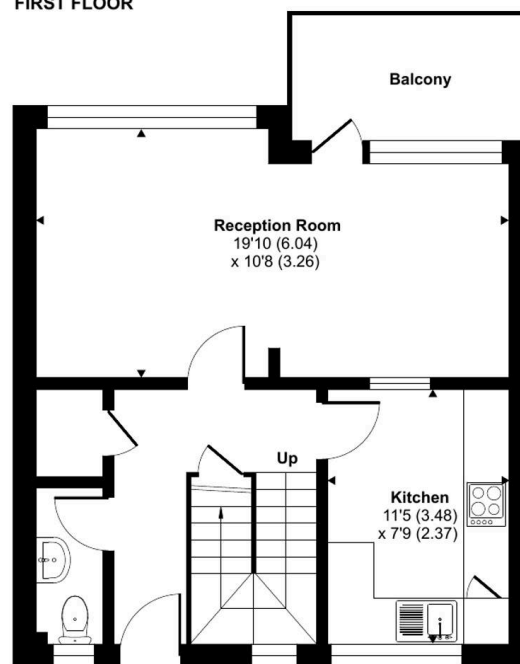
## Sutherland Court, Sutherland Close, Bognor Regis, PO21

Approximate Area = 882 sq ft / 81.9 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). © nctechcom 2026. Produced for Whitlocks Estate Agents. REF: 1445874





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C