



WHITLOCKS
ESTATE AGENTS

Warwick Close, Bognor Regis
Guide Price £325,000



This beautifully presented three-bedroom semi-detached home offers an excellent opportunity for families and professionals seeking a modern property in a desirable residential location.

Set well back from the road and one of only a few homes in the close to benefit from driveway parking, the property enjoys a peaceful setting while remaining close to local amenities.

Inside, a bright entrance hall leads to a spacious living room filled with natural light. The modern fitted kitchen, complete with integrated appliances and ample worktop space, flows into a dining area.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with built-in storage, along with a stylish family bathroom finished with a contemporary suite.

Outside, the west-facing rear garden provides an ideal space for relaxing or entertaining.

Offered with an onward chain, this is a fantastic opportunity to acquire a move-in-ready home. Early viewing is highly recommended.

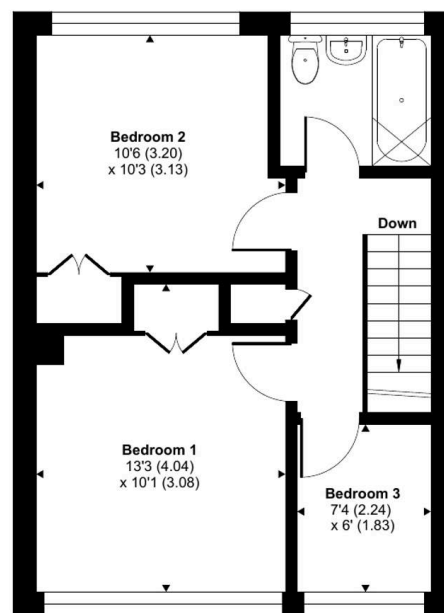


Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village where the Sea Front, Harbour and Nature Reserve can be found. The historic Village has a variety of amenities including Convenience Stores, a Post Office, a Tea Shop, a Hairdressers and many more. Nyetimber offers fantastic transport links and is within close proximity to the seaside Town Bognor Regis and the Cathedral City of Chichester. Our office is also positioned within the heart of the Village.

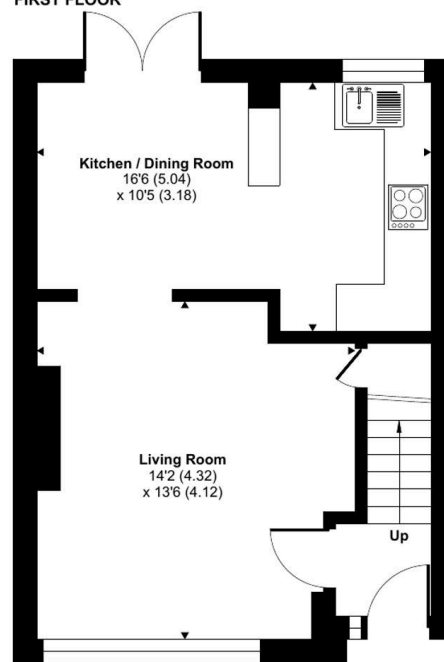
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Warwick Close, Bognor Regis, PO21

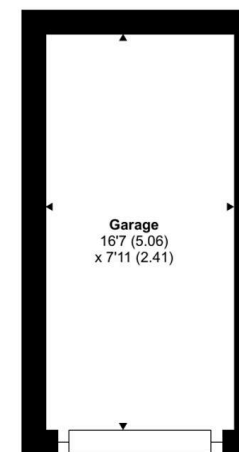
Approximate Area = 767 sq ft / 71.2 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 898 sq ft / 83.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1448240





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D