



**WHITLOCKS**  
ESTATE AGENTS

Hawthorn Road, Bognor Regis  
Guide Price £550,000



This beautifully presented and completely renovated 1920s style three bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and professionals alike. Boasting high ceilings and an abundance of natural light throughout, the property blends originally kept period charm with modern living and is situated in a highly sought after residential area just a ten-minute walk from the beachfront.

The property welcomes you via a large and inviting entrance hall, setting the tone for the space and character found throughout. The ground floor comprises a bright and welcoming front-facing living room, complemented by a second reception room offering excellent flexibility for a fourth bedroom. The reception areas benefit from light elegant stone flooring throughout, adding both style and practicality. To the rear, a beautiful and generously sized open plan kitchen and dining room space forms the heart of the home, featuring beautiful quartz Ogee edged worktops and a large island, the layout has been designed thoughtfully, perfect for both everyday living and entertaining. Fully opening bifold doors create a seamless connection to the outdoors, extending onto a large, spacious patio and generous rear garden, further enhancing the home's light-filled feel. A separate playroom and a convenient downstairs walk-in shower room add to the practicality of the layout.



Upstairs, the property features three well-proportioned bedrooms, including an impressively spacious principal bedroom enhanced by a charming bay window, allowing for plenty of natural light. A modern family bathroom, complete with a bathtub.

Externally, the home benefits from a large private driveway offering ample off-road parking. The expansive rear garden, combined with the patio area, provides an ideal setting for outdoor dining and relaxation, while





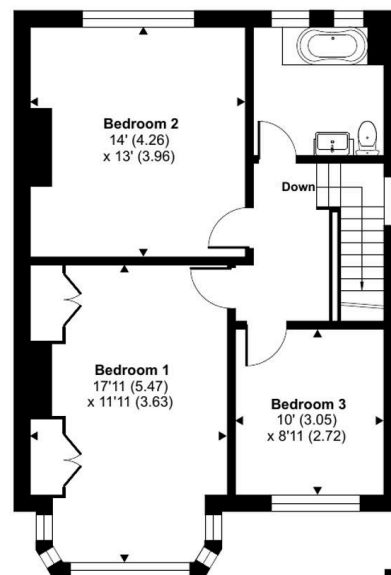


Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction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

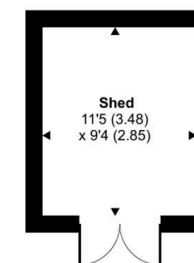
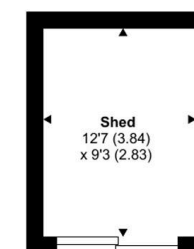
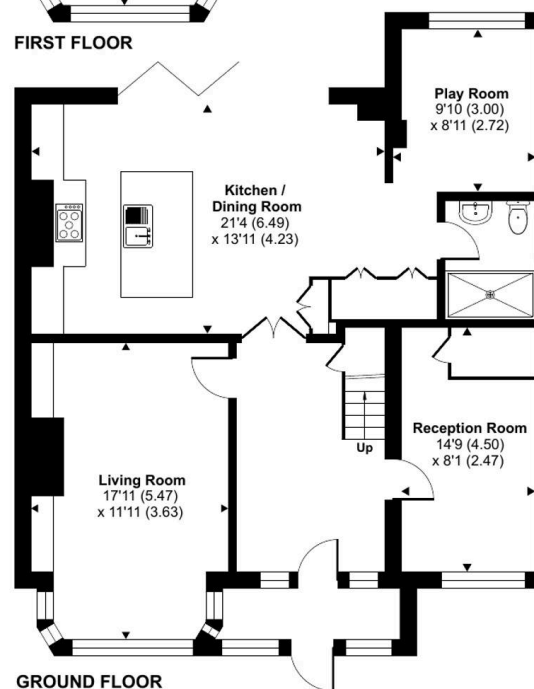
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## Hawthorn Road, Bognor Regis, PO21

Approximate Area = 1622 sq ft / 150.6 sq m  
 Outbuildings = 224 sq ft / 20.8 sq m  
 Total = 1846 sq ft / 171.4 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: 1449963





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F