



**WHITLOCKS**  
ESTATE AGENTS

2 Tiller Crescent, Bognor Regis  
Guide Price £415,000

Beautifully presented three-bed detached home with farmland views, spacious living areas, en suite, garage, driveway, and landscaped south-facing garden in a sought-after residential location.

- Three-bedroom detached home
- Spacious living room ideal for entertaining
- Modern fitted kitchen with dining area
- Principal bedroom with en suite and built-in wardrobes
- Separate downstairs WC
- Driveway providing off-road parking
- Garage for additional storage or parking
- Landscaped, south-facing rear garden
- Open views over farmland to the front
- Positioned on the edge of a popular estate





This beautifully presented three-bedroom detached home offers an excellent opportunity for families and professionals seeking a spacious, versatile property in a highly desirable position on the edge of a popular residential estate, with attractive views over open farmland to the front. Upon entering, you are welcomed by a bright entrance hall leading to a generously sized living room, ideal for both relaxing and entertaining. The contemporary fitted kitchen provides ample storage and workspace, complemented by integrated appliances and a dining area perfect for everyday family life or hosting guests. A downstairs cloakroom enhances the convenience of the ground floor layout.

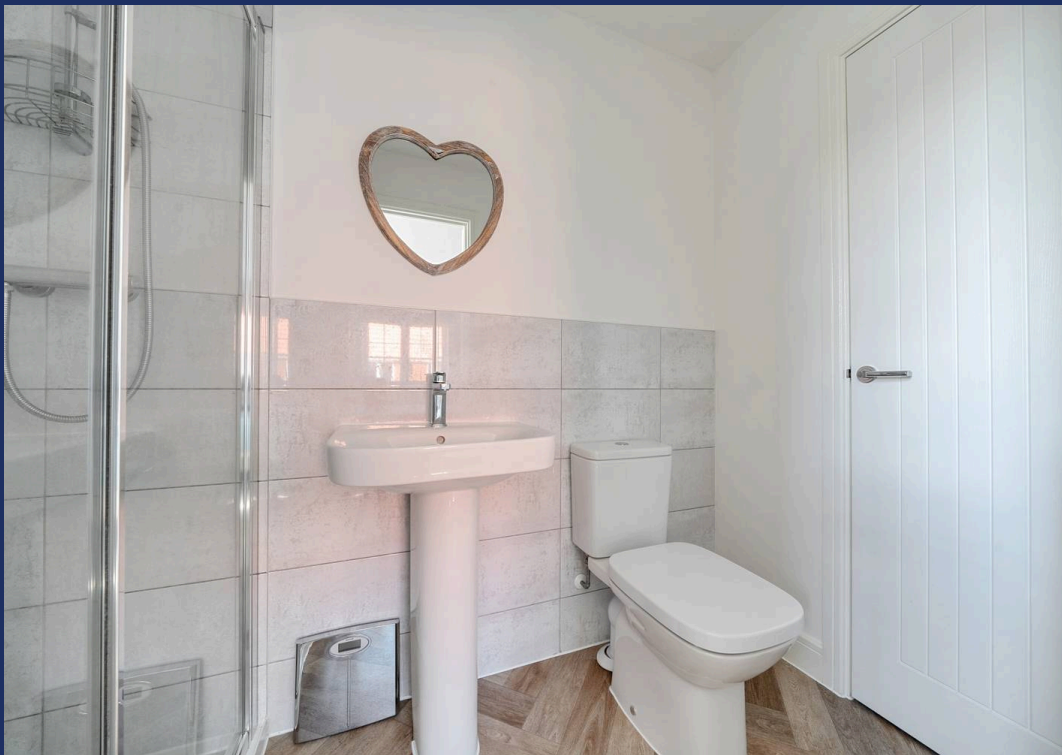
Upstairs, the property boasts three well-proportioned bedrooms, each designed to maximise natural light and comfort. The principal bedroom features built-in wardrobes and a stylish en suite shower room, creating a private retreat. The remaining bedrooms are served by a modern family bathroom, finished with quality fixtures and fittings.

Externally, the property benefits from a driveway and garage, providing ample off-road parking and storage. The landscaped, south-facing rear garden offers an ideal space for outdoor dining, relaxation and family enjoyment.











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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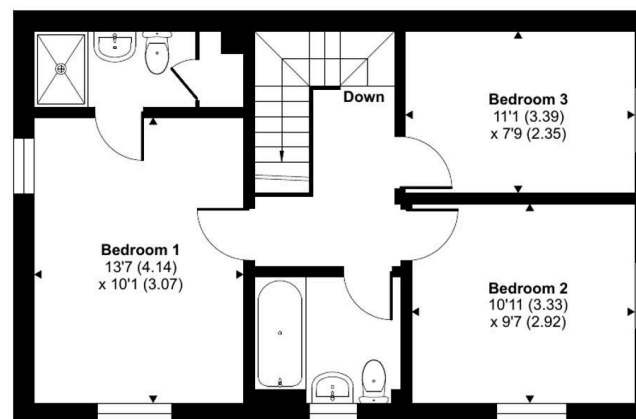
## Tiller Crescent, Bognor Regis, PO21

Approximate Area = 1010 sq ft / 93.8 sq m

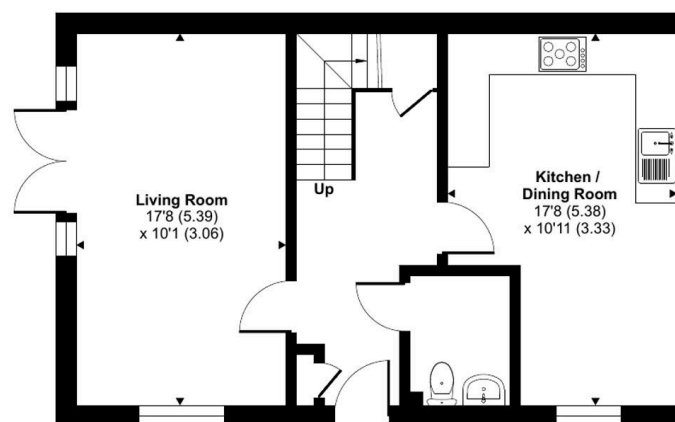
Garage = 194 sq ft / 18 sq m

Total = 1204 sq ft / 111.8 sq m

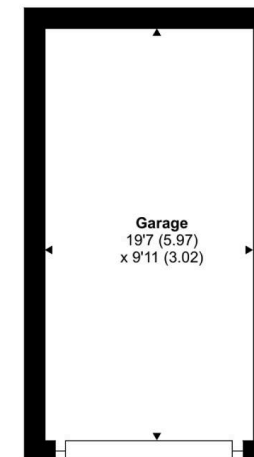
For identification only - Not to scale



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: 1442142





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B