



WHITLOCKS
ESTATE AGENTS

29 West Front Road, Bognor Regis
£475,000



'Picardy' is a charming, unique 5-bedroom bungalow on the beachfront with spectacular south-facing sea views. This beachside location is arguably one of the sunniest in the UK. 'Picardy' maximises outside living with a large garden to the rear and spacious patios on both sides of the property - ideal for breakfasting with the sunrise over the sea to relaxing with the sunset in the sheltered garden.

Steeped in character and coastal charm, this delightful part-railway carriage residence offers a rare opportunity to acquire a truly distinctive seaside home with a rich sense of history and exceptional future potential. Occupying a generous plot with stunning coastal views, the property combines versatile accommodation with exciting scope for modernisation, redevelopment, or reconfiguration, subject to the necessary permissions.

Inside the accommodation is deceptively spacious, with the property currently arranged to provide five bedrooms (3 doubles and 2 singles) alongside a generous living room, separate dining room, kitchen with additional storage space and family bathroom. This bright and welcoming space for both relaxing and entertaining is ideal for a weekend escape with family and friends. The property also benefits from a substantial detached garage with additional parking spaces alongside.



With 'Picardy', there remains a wonderful sense of individuality and heritage that reflects the home's distinctive origins and unique character. This is one of the few remaining properties on the beach constructed of railway carriages from the original heritage of these beachside holiday homes.

Situated in a highly sought-after beach location 'Picardy' is close to local amenities and transport links. This fascinating property presents a rare opportunity for buyers seeking a characterful seaside home with considerable scope and potential.

Whether preserved and refurbished or explored for future development, this is a property that offers both enjoyment and potential in equal measure. Early viewing is highly recommended to fully appreciate the outlook, heritage and

Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A 'Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, an Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

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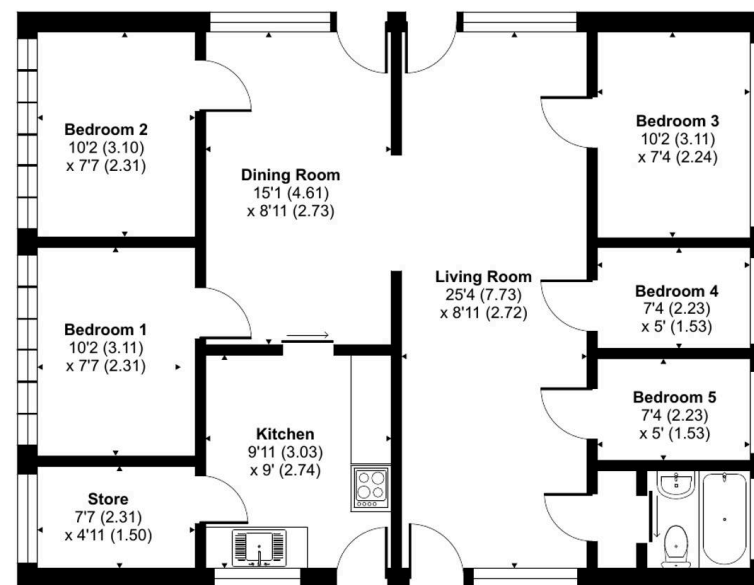
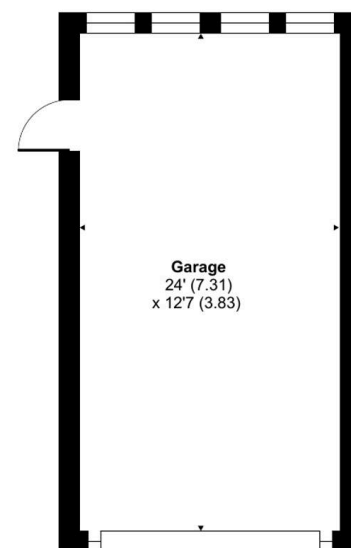
West Front Road, Bognor Regis, PO21

Approximate Area = 884 sq ft / 82.1 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 1185 sq ft / 110 sq m

For identification only - Not to scale



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: 1458306





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

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

Council Tax band: C
Tenure: Freehold