



**WHITLOCKS**  
ESTATE AGENTS

Westmorland Drive, Felpham, Bognor Regis  
£375,000



This well-presented three-bedroom semi-detached house offers spacious and versatile accommodation, ideally suited to families, professionals, or those seeking a comfortable home within a popular residential location.

Upon entering, you are welcomed by an inviting entrance hall leading through to a generous living room, creating a bright and relaxing space for everyday living. The dining room provides an excellent setting for family meals and entertaining, with double doors opening into the conservatory, offering additional reception space and pleasant views over the garden.

The modern kitchen/breakfast room is well-appointed with ample worktop and storage space, making it ideal for both everyday use and social occasions. A convenient ground floor cloakroom further enhances the practicality of the layout.

Upstairs, the property offers three bedrooms, all benefiting from fitted wardrobes, including a spacious principal bedroom, alongside a modern family bathroom fitted with a contemporary suite.

Further benefits include double glazing, gas central heating, useful built-in storage throughout and a boarded loft providing excellent additional storage space. Externally, the property benefits from a large west-facing garden, driveway parking and an attached garage providing excellent storage or workshop potential.

Conveniently located close to local schools, amenities, and transport links, this attractive home offers a fantastic opportunity for buyers seeking space, comfort, and practicality in a well-connected area. Early viewing is highly recommended.



Felpham is a charming Village located directly to the east of Bognor Regis, offering much history and array of different architectural properties and Private Estates. Popular amongst all age ranges due to its convenient seaside location and comprehensive facilities on offer which include Shops, Post Offices, Butchers, sought after Schools, Convenience Stores, a Golf Club, Pubs, Restaurants, a Sports Centre, Playing Fields and many more. The Village is within a short stroll to the Beach, where you will find the famous Lobster Pot Restaurant, Beachcroft Hotel and Yacht Club. The Promenade is a lovely place to walk with stunning coastal views which takes you towards Bognor Regis Town leading to Aldwick. Felpham is also within easy access to Chichester and Littlehampton.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.

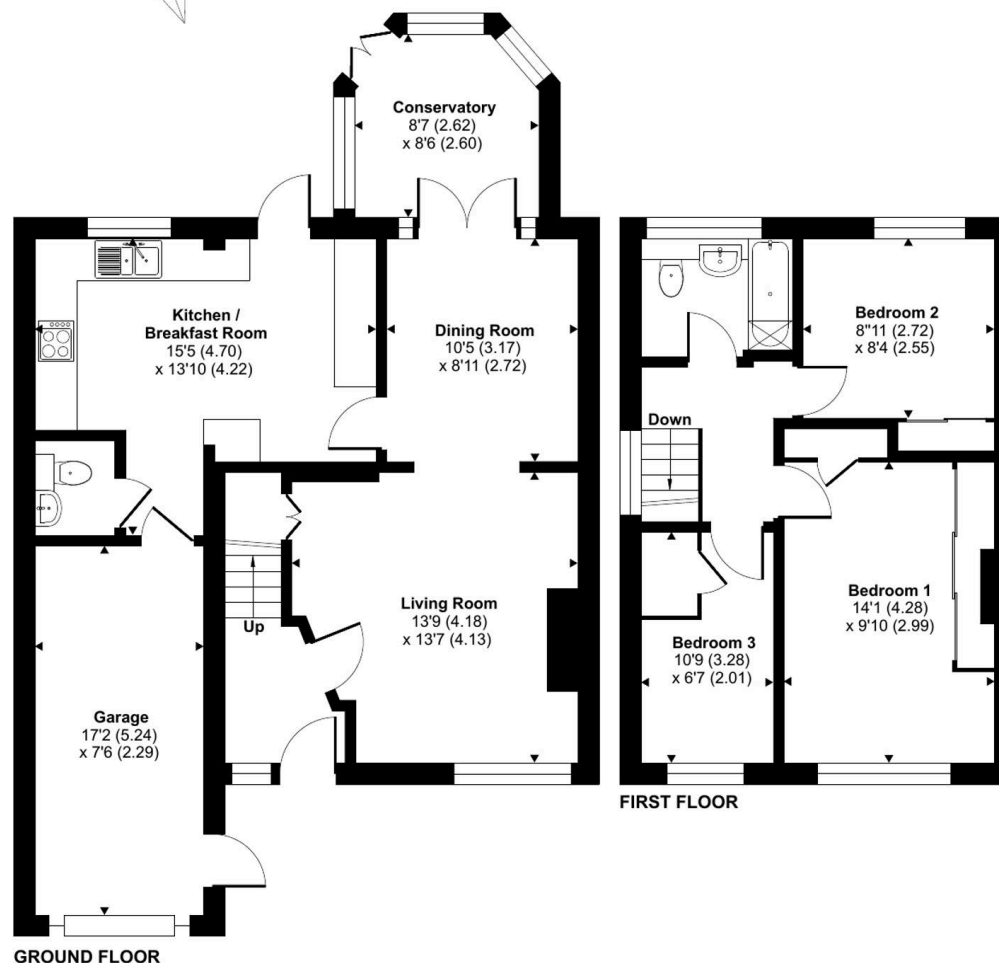
## Westmorland Drive, Bognor Regis, PO22

Approximate Area = 1005 sq ft / 93.3 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1140 sq ft / 105.8 sq m

For identification only - Not to scale



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: 1462720





## Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • [sales@whitlocksestateagents.co.uk](mailto:sales@whitlocksestateagents.co.uk) • [whitlocksestateagents.co.uk/](http://whitlocksestateagents.co.uk/)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C