



**WHITLOCKS**  
ESTATE AGENTS

Golden Acre, Bognor Regis  
£385,000



Offered to the market is this deceptively spacious and well-presented two-bedroom chalet-style bungalow, situated within a sought-after residential location in Bognor Regis. The property offers versatile and well-proportioned accommodation arranged over two floors, making it ideal for a range of buyers including downsizers, families or those seeking flexible living space.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious living room, providing an excellent setting for both relaxing and entertaining. Adjacent to the living area is a delightful conservatory overlooking the garden, offering an additional reception space filled with natural light.

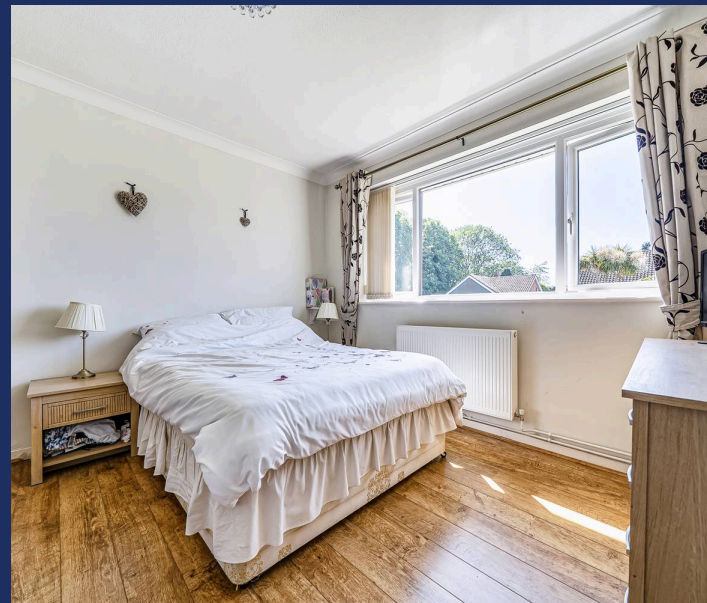
The kitchen is well arranged with ample cupboard and worktop space, designed to cater comfortably for everyday living. Also located on the ground floor is a generously sized second bedroom, together with a versatile office/study which could equally be used as a hobby room or occasional guest space. A modern ground floor shower room completes the downstairs accommodation.

To the first floor, the impressive principal bedroom benefits from excellent proportions, useful eaves storage, and the added convenience of an en-suite bathroom, creating a private and comfortable retreat.

Externally, the property further benefits from a detached garage and enjoys a practical layout throughout, with good storage solutions and adaptable living space. Double glazing and gas central heating ensure comfort and efficiency all year round.

Conveniently positioned close to local amenities, transport links, and reputable schools, this attractive home combines peaceful residential living with excellent accessibility.

Early viewing is highly recommended to fully appreciate the space, flexibility, and potential this charming home has to offer.



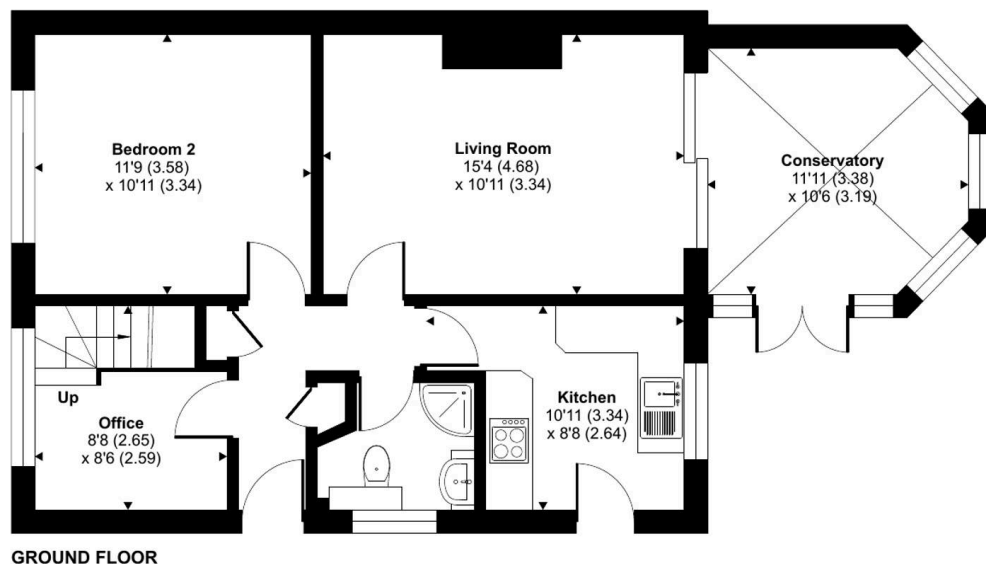
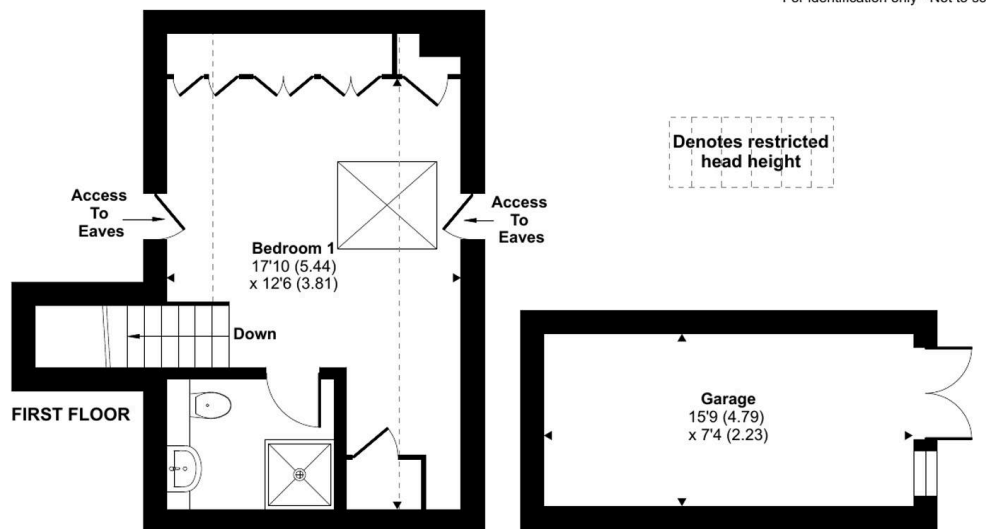
Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, 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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## Golden Acre, Bognor Regis, PO21

Approximate Area = 867 sq ft / 80.5 sq m  
 Limited Use Area(s) = 75 sq ft / 6.9 sq m  
 Garage = 115 sq ft / 10.6 sq m  
 Total = 1057 sq ft / 98 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). © nitchcom 2026. Produced for Whitlocks Estate Agents. REF: 1466392





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C  
Tenure: Freehold