



**WHITLOCKS**  
ESTATE AGENTS

Mayfield Road, Bognor Regis, PO21  
£450,000



This deceptively spacious and versatile detached home offers well-balanced accommodation, perfectly suited to modern family living, multi-generational households, or those seeking flexible space in a highly desirable location. Upon entering, you are welcomed by an inviting entrance hall that leads to the principal living accommodation. The bright and spacious reception room provides an excellent setting for both relaxation and entertaining, while the separate dining room offers an ideal space for family meals and social gatherings. Beyond, the conservatory enjoys pleasant views over the garden and provides an additional reception area that can be enjoyed throughout the year.

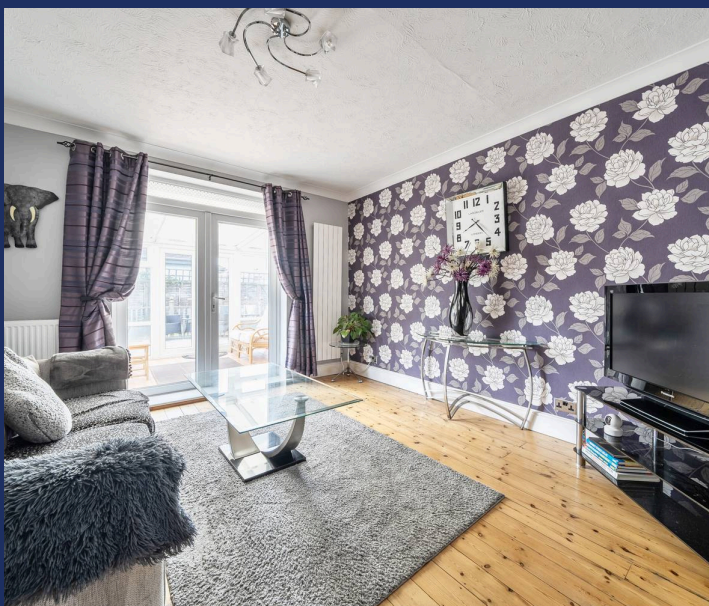
The impressive kitchen/dining room forms the heart of the home, offering extensive worktop space, ample storage and plenty of room for informal dining, making it perfectly suited to modern family life.

A particular feature of the property is the generous ground-floor bedroom, offering flexibility for guests, dependent relatives, or those seeking single-level living. A family bathroom completes the ground-floor accommodation.

To the first floor are two further substantial double bedrooms, both benefitting from fitted storage. The principal first-floor bedroom enjoys direct access to an impressive balcony, creating a wonderful outdoor space to relax and unwind. A shower room and separate WC serve the first-floor accommodation.

The rear garden offers a wonderful outdoor space, combining patio, lawn and decking to create an ideal environment for both relaxation and entertaining.

The property is presented in excellent order throughout and offers an abundance of natural light, generous room proportions, and a highly adaptable layout to suit a variety of lifestyles.



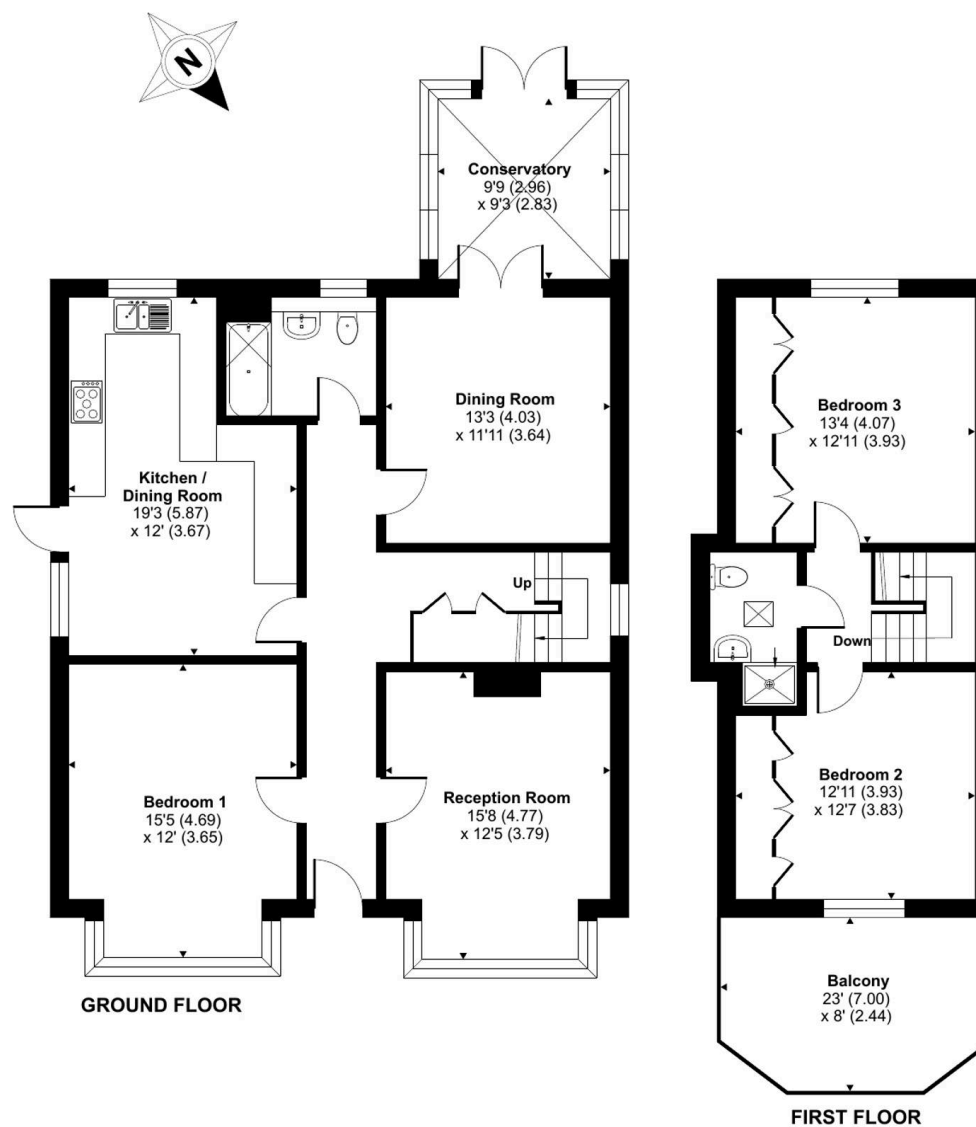
Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction 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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## Mayfield Road, Bognor Regis, PO21

Approximate Area = 1524 sq ft / 141.5 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: 1470561





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: