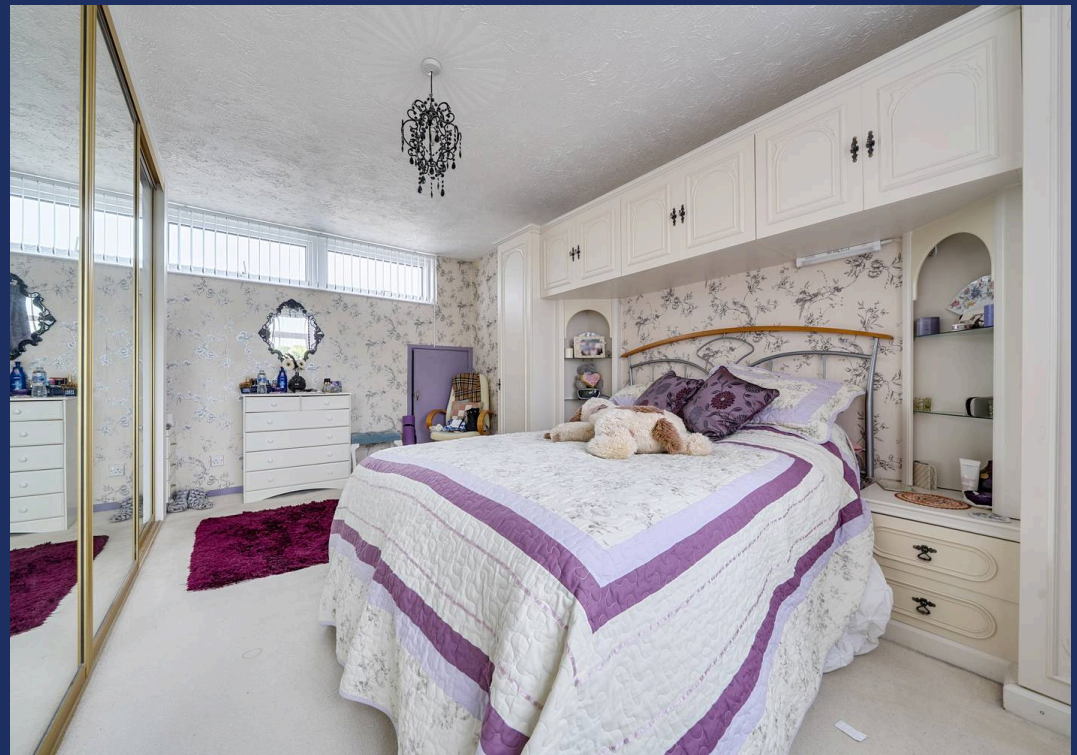
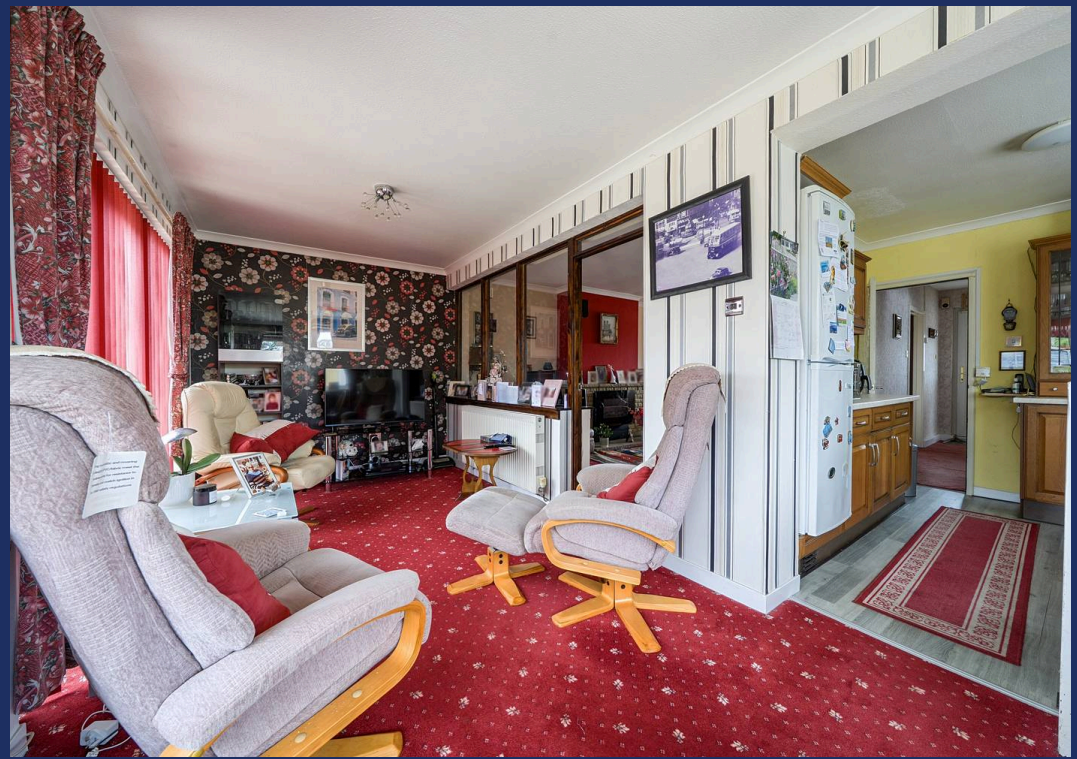




WHITLOCKS
ESTATE AGENTS

4 The Court, Bognor Regis
£350,000









This attractive and deceptively spacious two-bedroom detached home offers versatile accommodation across two floors, combining generous living space with a practical layout in a highly desirable residential location.

Upon entering the property, you are welcomed by a central hallway that provides access to the principal ground-floor accommodation. The spacious living room offers an inviting setting for everyday relaxation, while the separate dining room provides an ideal space for family meals and entertaining guests.

The well-appointed kitchen is fitted with a range of units and ample worktop space, offering both practicality and functionality. To the rear of the property, a superb garden room creates a bright and versatile additional reception space with direct access to the garden, perfect for year-round enjoyment.

To the first floor, there are two well-proportioned double bedrooms. The principal bedroom is particularly generous in size, benefitting from fitted wardrobes and ample space for additional furnishings. The second bedroom is also a comfortable double and is served by the family bathroom.

Externally, the property benefits from a detached garage, providing secure parking, storage or workshop potential. The property enjoys a desirable position within easy reach of local amenities, transport links and the seafront.

Offering flexible accommodation, generous room proportions, and excellent potential, this delightful home is ideally suited to a range of purchasers, including couples, downsizers and small families alike.

Early viewing is highly recommended to fully appreciate the space and versatility on offer.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached two-bedroom house
- Spacious living room
- Fitted Kitchen
- Separate dining room
- Two Double Bedrooms
- Impressive garden room
- Detached garage
- Versatile and well-balanced accommodation
- Sought-after residential location
- Close to Seafont



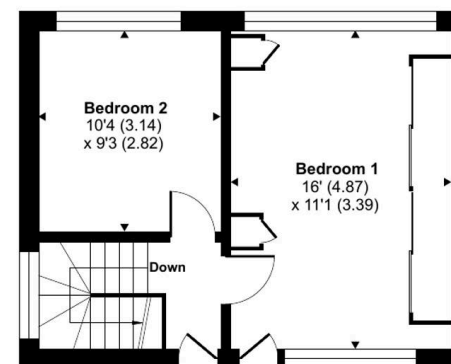
Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café,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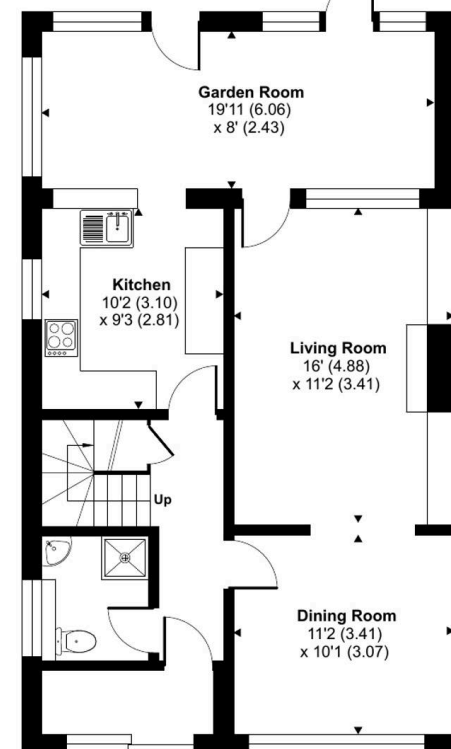
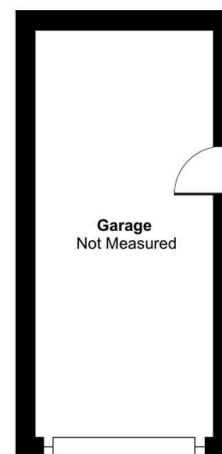
The Court, Bognor Regis, PO21

Approximate Area = 1070 sq ft / 99.4 sq m (excludes garage)

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: 1468645





Whitlocks Estate Agents - Bognor Regis & Pagham

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EPC Environmental Impact Rating: