

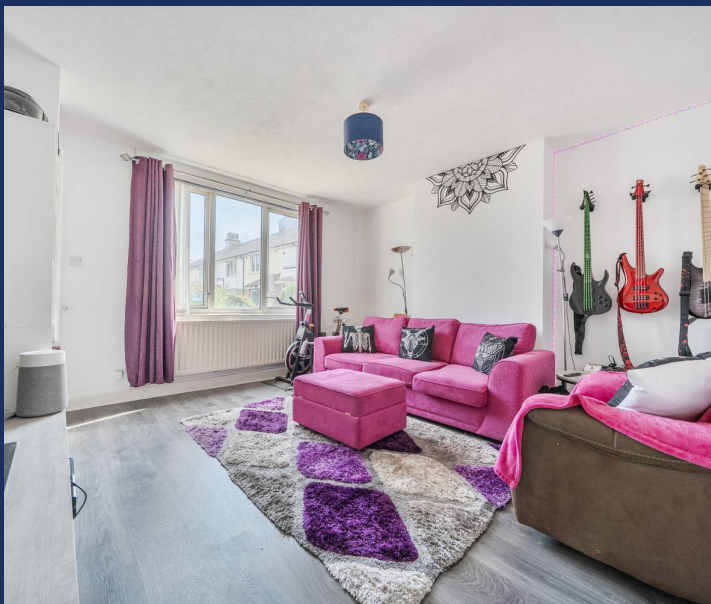


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Westloats Gardens, Bognor Regis
Guide Price £240,000



A well-proportioned three-bedroom mid-terraced house in Westloats Gardens, Bognor Regis, offering a spacious living room, separate kitchen, ground-floor bathroom and useful external storage. Ideally suited to first-time buyers, families or investors, the property provides a practical layout with three bedrooms on the first floor and convenient access to local amenities and transport links. The ground floor is entered via a welcoming hallway, with stairs rising to the first floor and access to the principal living accommodation. The generously sized living room provides ample space for both comfortable seating and a dining area. Positioned to the rear of the property, the separate kitchen offers a practical layout with plenty of room for storage, food preparation and everyday cooking. A ground-floor bathroom is also located at the rear, providing a convenient and functional arrangement. Beyond the main accommodation, the property benefits from two useful storage areas, including a separate store. These spaces are ideal for bicycles, gardening equipment, tools or general household storage.



On the first floor, the landing provides access to three bedrooms. The first floor offers three well-proportioned bedrooms, each providing flexible space for a range of needs. The principal bedroom comfortably accommodates a double bed and additional furniture, while the second bedroom also offers generous space for bedroom furniture or use as a home office or nursery. The third bedroom is equally versatile and would make an ideal bedroom, guest room or study.

Externally, the property benefits from a large rear garden, providing excellent space for outdoor dining, entertaining and family use, together with a generous driveway offering ample off-road parking.

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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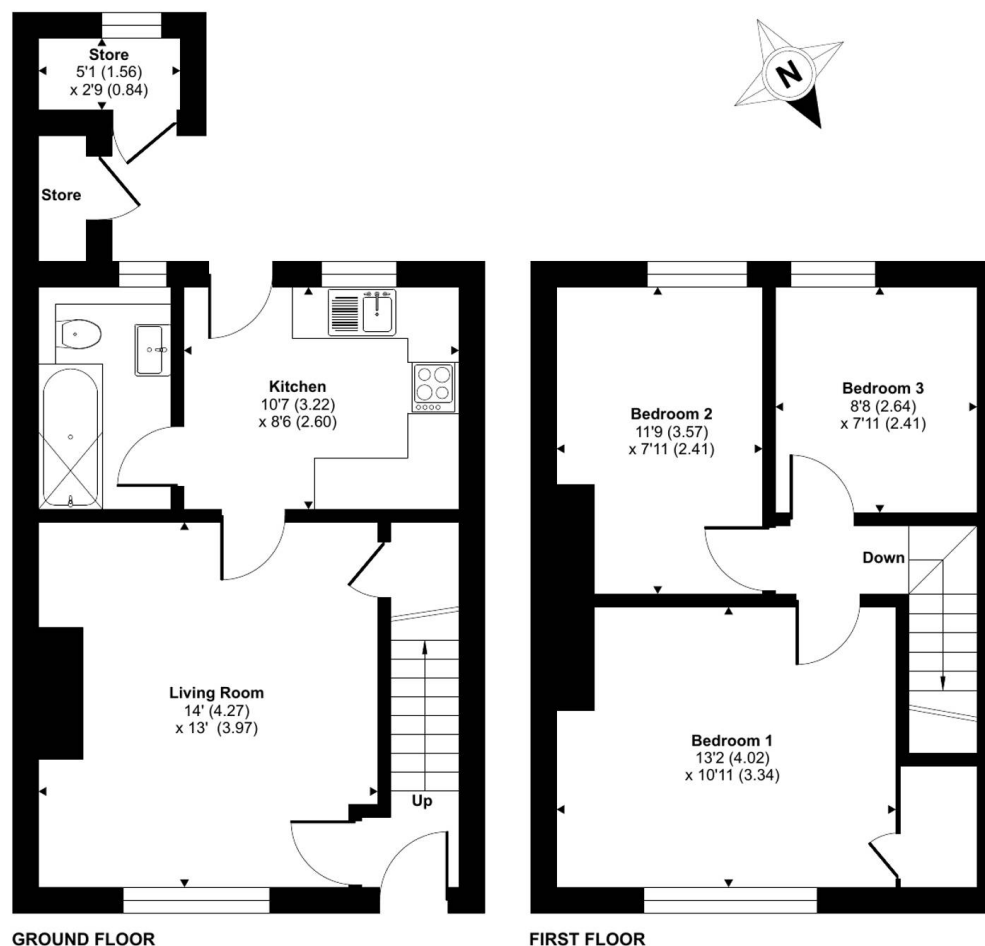
Westloats Gardens, Bognor Regis, PO21

Approximate Area = 744 sq ft / 69.1 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 768 sq ft / 71.3 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: 1501710





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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D