



WHITLOCKS
ESTATE AGENTS

Sherwood Road, Bognor Regis
£375,000



Offering generous proportions and a flexible layout, this attractive four bedroom semi detached home provides spacious accommodation arranged across two floors. Situated in the popular residential setting of Sherwood Road, Bognor Regis, the property also benefits from off road parking and an enclosed rear garden. The ground floor features a bright and welcoming lounge and dining room, providing ample space for both everyday living and entertaining. A separate fitted kitchen is complemented by a useful utility room, offering additional storage and practicality.

Also on the ground floor are two well proportioned bedrooms, both offering excellent versatility for use as bedrooms, guest rooms, a home office, playroom or hobby space. A family bathroom completes the ground floor accommodation, making the layout particularly convenient for those seeking bedroom and bathroom facilities on one level.

Upstairs are two further bedrooms, including a spacious principal bedroom with useful built in storage, together with a separate shower room. Some areas of the upper floor feature restricted head height due to the configuration of this level.

Outside, a driveway provides off road parking, while the enclosed rear garden is predominantly laid to lawn and bordered by established hedging for privacy. A patio seating area offers space for outdoor dining and relaxing, with useful garden storage also provided.

Sherwood Road is conveniently positioned for local amenities, schools, shops and transport links, making the property well placed for day to day living.

With four bedrooms arranged across two floors, flexible ground floor accommodation, off road parking and a private rear garden, this substantial home offers an adaptable layout well suited to a variety of buyers.



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.

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.

Sherwood Road, Bognor Regis, PO22

Approximate Area = 1078 sq ft / 100.1 sq m

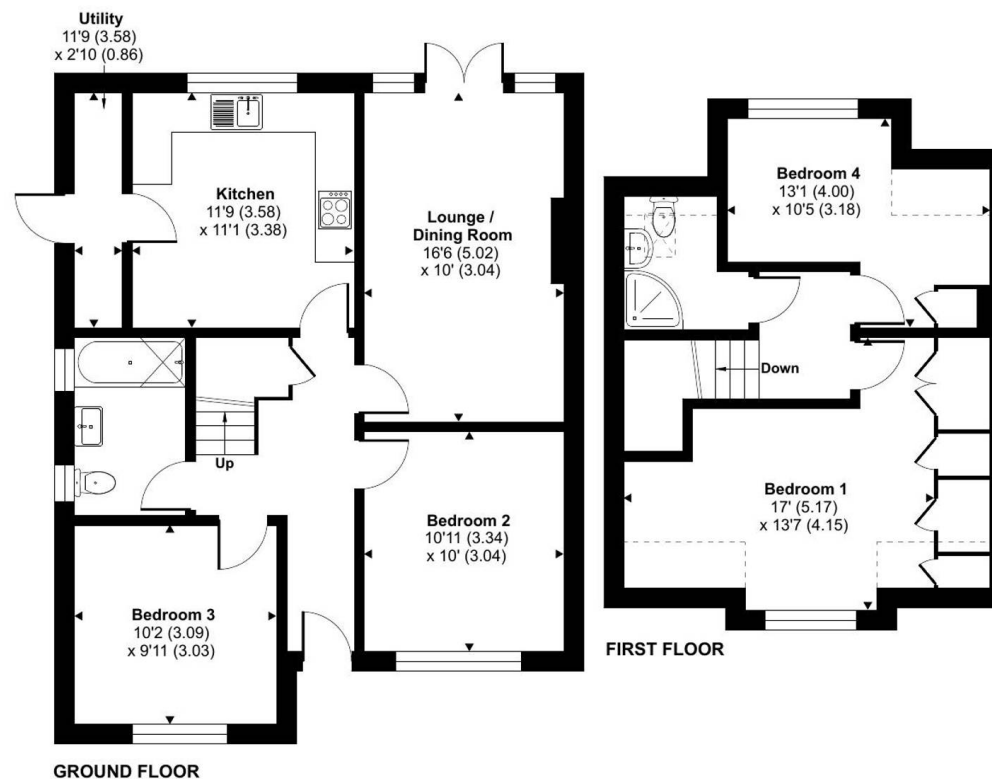
Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 1122 sq ft / 104.1 sq m

For identification only - Not to scale



Denotes restricted
head height



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: 1501994





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: