



WHITLOCKS
ESTATE AGENTS

Harbour View Road, Bognor Regis

Guide Price £345,000



Offering a comfortable and versatile layout, this two-bedroom semi-detached bungalow is complemented by attractive gardens, driveway parking, a garage and a useful range of additional outbuildings. The property is also offered with **no onward chain**.

The accommodation is arranged around a central hallway, providing access to a generous reception room, ideal for everyday relaxation, alongside a separate dining room offering a dedicated space for family meals and entertaining.

The fitted kitchen provides a good range of storage and worktop space, while the two well-proportioned bedrooms include a particularly spacious principal bedroom with ample room for furniture. The second bedroom offers flexibility for use as guest accommodation, a home office or hobby room. A bathroom serves the main accommodation.

Outside, the property enjoys an attractive landscaped front garden with a driveway providing convenient off-road parking.

To the rear is a generously sized and established garden, featuring lawned areas alongside mature trees, shrubs and planting, creating an appealing sense of privacy. Pathways lead through the garden to areas well suited to outdoor seating and entertaining.

A particular feature is the **garage**, which provides secure storage or workspace and incorporates a separate WC. A summer house and additional shed provide further useful space for hobbies, gardening equipment or storage.

Situated along Harbour View Road in Bognor Regis, the property is conveniently positioned for local amenities, transport connections and the coast, making it an excellent choice for those seeking comfortable single-storey living in a well-connected location.

A viewing is highly recommended to fully appreciate the accommodation, gardens and additional space this appealing home has to offer.

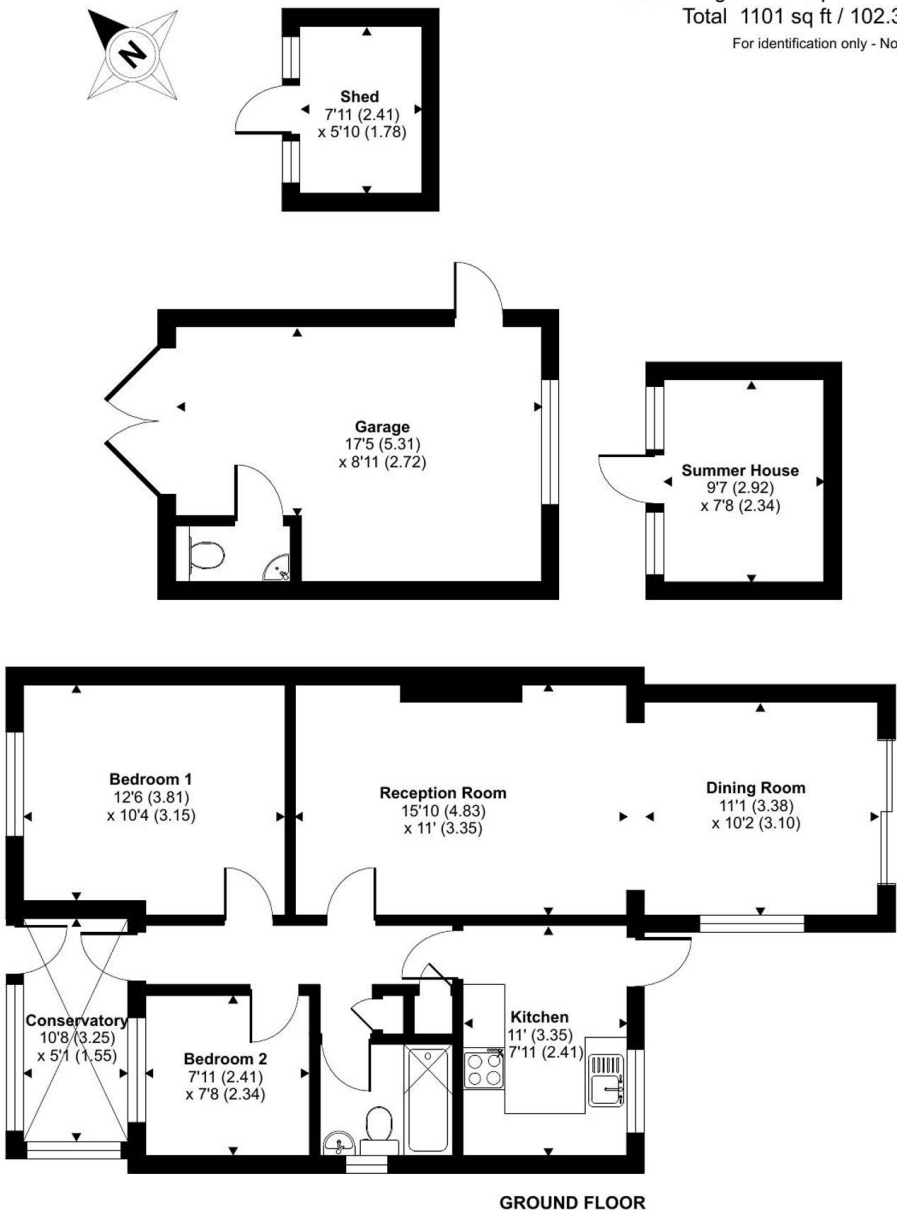


Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café,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

Approximate Area = 767 sq ft / 71.3 sq m
Garage = 213 sq ft / 19.8 sq m
Outbuildings = 121 sq ft / 11.2 sq m
Total 1101 sq ft / 102.3 sq m
For identification only - Not to scale



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: 1516034





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Council Tax band: C

Tenure: Freehold