



**WHITLOCKS**  
ESTATE AGENTS

Merrion Avenue, Bognor Regis  
Guide Price £400,000





Offering a generous amount of accommodation arranged over three floors, this substantial four bedroom semi detached home provides a flexible layout well suited to larger or growing families. The property benefits from a loft conversion, converted garage, conservatory and a choice of reception spaces, creating plenty of scope for a variety of family needs.

The ground floor offers a good balance of living and practical accommodation, with several reception areas that can be arranged to suit different requirements. These spaces could be used as sitting and dining rooms, a family room, playroom, snug or home office, depending on the needs of the next owners. The kitchen provides a range of fitted storage, work surfaces and integrated appliances, with an adjoining utility room offering additional space and everyday practicality.

To the rear, the conservatory provides a further reception area overlooking the garden and creates a useful connection between the main accommodation and outside space. It could work well as a garden room, additional sitting area or informal dining space.

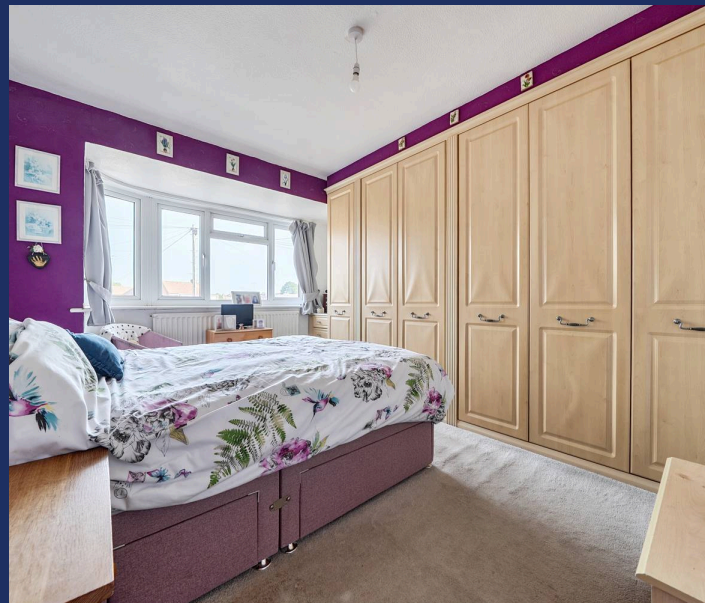
The converted garage provides further versatile accommodation and could be used as a home office, hobby room, playroom, snug or additional family area.

On the first floor are three well proportioned bedrooms, together with a family bathroom and an additional WC.

The second floor has been created through a loft conversion and provides a further bedroom, bathroom and useful eaves storage, adding another practical dimension to the accommodation.

Arranged across three floors, the property offers considerable flexibility and a particularly generous amount of living space, with scope for family members to have both communal and more private areas within the home.

The property has been a much-loved family home and would now benefit from some updating and modernisation.







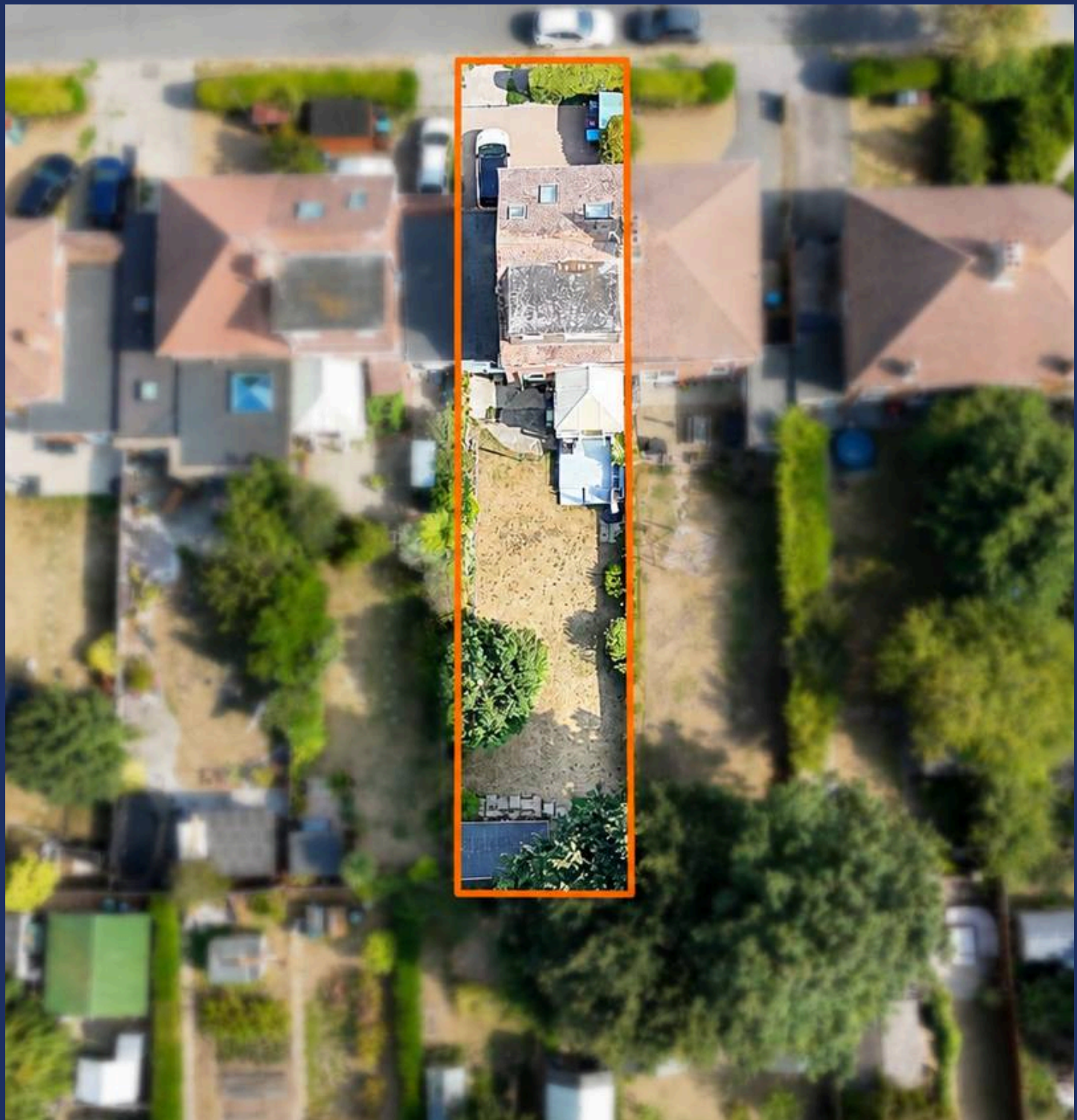






Substantial 1,557 sq ft Four Bed semi on Merrion Avenue with loft conversion, converted garage, conservatory, flexible reception rooms. Ideal for families.

- Substantial 1,557 sq ft Four Bedroom Family Home
- Generous Accommodation Arranged Over Three Floors
- Impressive Loft Conversion
- Spacious Principal Bedroom with Additional Bathroom
- Multiple Reception Rooms – Ideal for Larger Families
- Family Bathroom Plus Additional WC
- Separate Utility Room
- Bright Conservatory Overlooking the Rear Garden
- Useful Eaves Storage and Two Garden Outbuildings
- Converted Garage Providing Versatile Additional Living Space



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Approximate Area = 1557 sq ft / 144.6 sq m  
 Limited Use Area(s) = 80 sq ft / 7.4 sq m  
 Outbuildings = 153 sq ft / 14.2 sq m  
 Total = 1790 sq ft / 166.1 sq m

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For identification only - Not to scale

**GROUND FLOOR**

**Shed**  
13'11" (4.24)  
x 8' (2.44)

**Shed**  
6'6" (1.98)  
x 6'6" (1.98)

**Denotes restricted head height**

**Conservatory**  
9'8" (2.95)  
x 8'6" (2.58)

**Dining Room**  
14' (4.27)  
x 10' (3.05)

**Kitchen**  
10'5" (3.17)  
x 8'3" (2.51)

**Utility**  
7'3" (2.22)  
x 7'3" (2.21)

**Snug**  
15'9" (4.79)  
x 7'3" (2.21)

**Living Room**  
13'9" (4.18)  
x 11'7" (3.52)

**FIRST FLOOR**

**Bedroom 1**  
22' (6.71)  
x 12'1" (3.69)

**Bedroom 3**  
13'7" (4.13)  
x 10'10" (3.29)

**Bedroom 2**  
14'1" (4.29)  
x 11'7" (3.52)

**Bedroom 4**  
7'2" (2.18)  
x 6'9" (2.06)

**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026.  
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## Whitlocks Estate Agents

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • [sales@whitlocksestateagents.co.uk](mailto:sales@whitlocksestateagents.co.uk) • [whitlocksestateagents.co.uk/](http://whitlocksestateagents.co.uk/)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: