

WHITLOCKS
ESTATE AGENTS

4 Ellis Way, Bognor Regis

£355,000







No Forward Chain – A Spacious Bungalow in a Prime Pagham Location

An excellent opportunity to acquire this generously sized link-detached bungalow, ideally located in the desirable seaside village of Pagham. Just a short walk from local amenities—including shops, charming cafes, excellent bus links, and the scenic Pagham Beach—this home offers both convenience and coastal living.

Step inside to a welcoming entrance hall that flows into a bright and spacious L-shaped lounge/dining room, featuring pleasant views and direct access to the private rear garden—perfect for relaxing or entertaining.

The fitted kitchen also offers garden access and provides a functional layout ideal for everyday living.

The property boasts three well-proportioned bedrooms, a modern fitted shower room, and a separate W/C.

Additional highlights include UPVC double glazing and warm air heating throughout, ensuring comfort all year round.

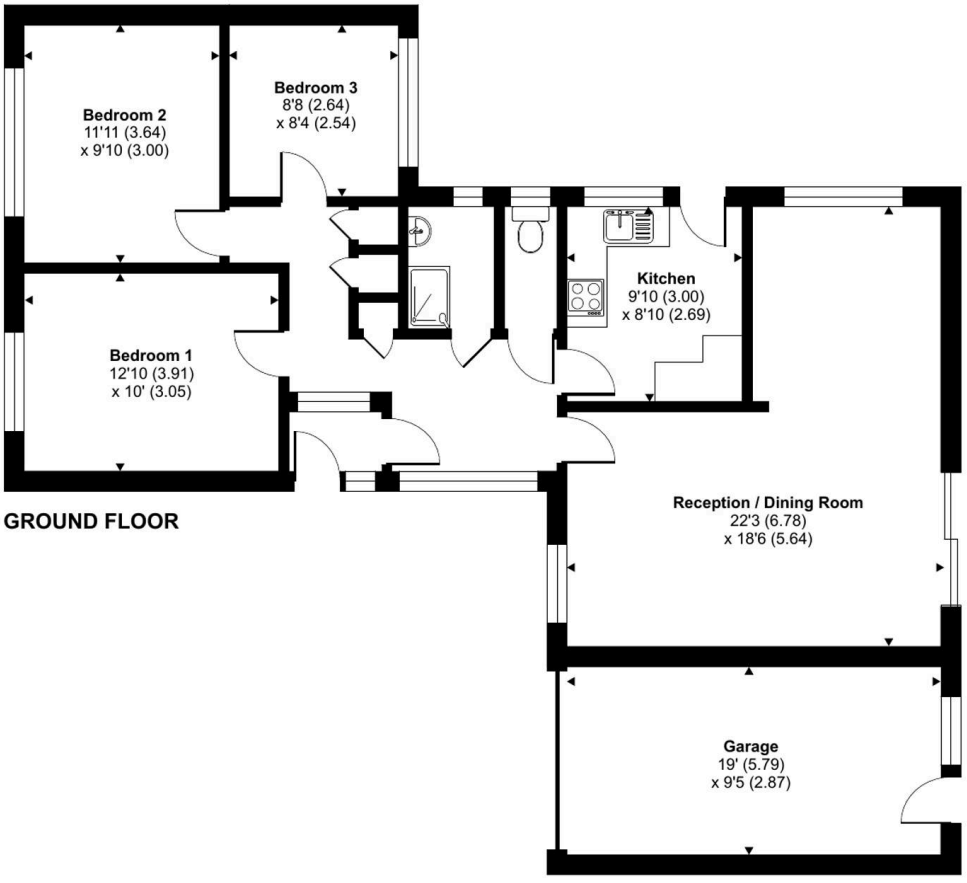
Outside, the beautifully secluded rear garden is mainly laid to lawn and adorned with mature shrubs and bushes. There's also direct access to the garage. To the front, a private driveway offers convenient off-road parking.

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.

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.

Ellis Way, Bognor Regis, PO21

Approximate Area = 954 sq ft / 88.6 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1132 sq ft / 105.1 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). © nichecom 2025. Produced for Whitlocks Estate Agents. REF: 1306397



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: E

Tenure: Freehold