



WHITLOCKS
ESTATE AGENTS

45 Kenilworth Road, North Bersted
In Excess of £280,000

- No Chain
- Semi-Detached House
- Three good sized Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Family Bathroom
- UPVC Double Glazing and Gas Fired Central Heating throughout
- Enclosed Rear Garden
- On Street Parking
- Close to local Schools and Amenities





****NO CHAIN****

Whitlocks Estate Agents are delighted to present this deceptively spacious, 1930s built Semi-Detached House situated within a popular residential area close to local Schools and within walking distance of all amenities.

The property is arranged over two floors. On the ground floor, the elongated Hallway leads you to all principal rooms, including a spacious Lounge to the front and a fitted Kitchen with space for Dining to the back that leads to a good size Conservatory with a downstairs Cloakroom. You will also find the fitted family Bathroom.

On the first floor, three generous size Bedrooms can be found along with another separate Cloakroom. The property also has ample storage space throughout.

Further benefits include UPVC Double Glazing and Gas Fired Central Heating throughout.

At the rear of the property, the enclosed Garden is mainly laid to lawn offering easy maintenance.

To the front, you will find a low-maintenance Courtyard and on-street Parking.

This property would make either an ideal first-family home or a buy-to-let investment.

Viewing is highly recommended to appreciate just what this property has to offer!



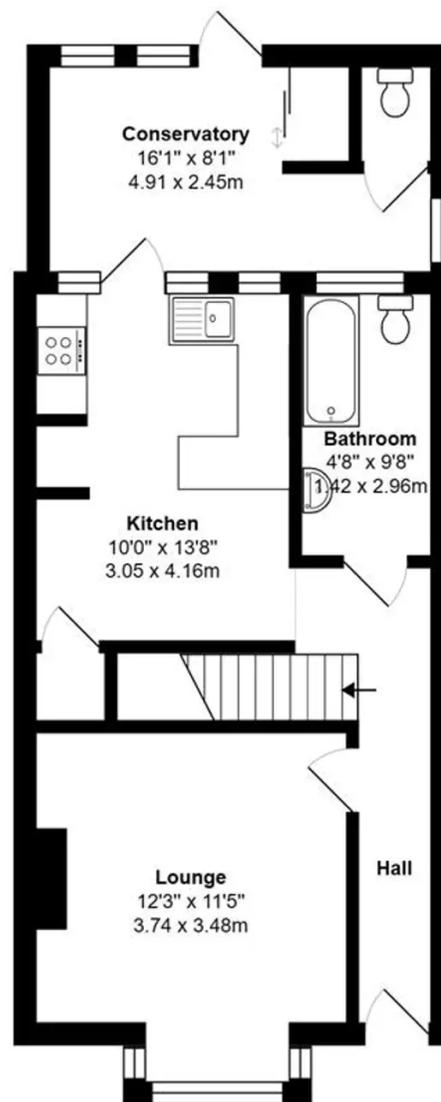


Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction 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.

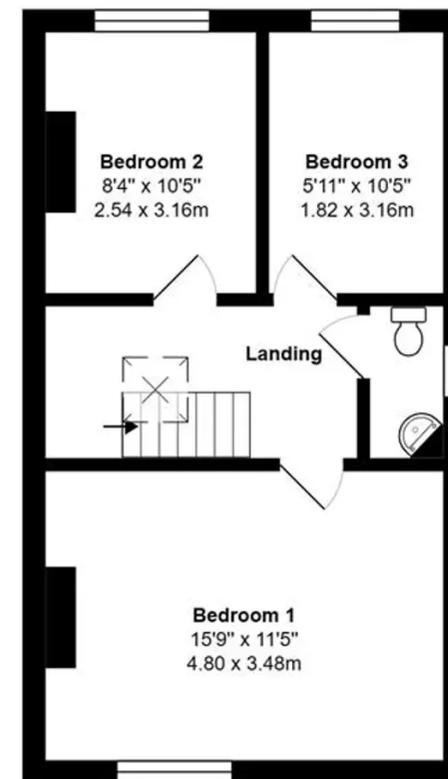
Council Tax band: C

Tenure: Freehold

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Ground Floor



First Floor

Total Area: 1055 ft² ... 98.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2023



Whitlocks Estate Agents

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

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

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