

White & Brooks

BOGNOR REGIS

£595,000

North Bersted Street • Bognor Regis • West

“Detached Family Home”



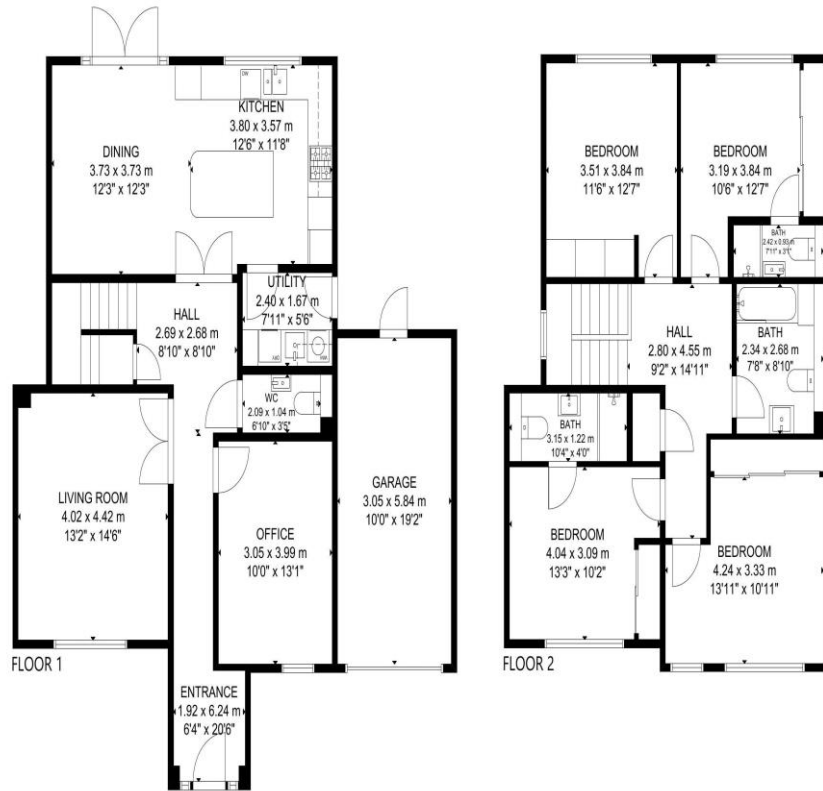
- ❖ Private Gated Development
- ❖ Kitchen / Breakfast Room
- ❖ Four Double Bedrooms and Three Bathrooms (Two En Suite)
- ❖ Living Room
- ❖ Office
- ❖ Utility Room & Down stairs W/C
- ❖ Gardens to Front and Rear
- ❖ Attached Garage + Parking

About The Property

White & Brooks are delighted to offer this stunning and spacious four bedroom detached family home extending to 1,819 sq ft. The property is situated in an exclusive gated development in North Bersted, a popular Parish in the Arun district of West Sussex, ideally located for commuters and families alike, situated only approximately 5½ miles from the centre of Chichester City Centre and its' amenities. The immaculately presented property comprises Kitchen/Dining/Family Room, Utility Room and Living Room to the Ground Floor, and to the First Floor are a Master Bedroom with En Suite, Guest Bedroom with En Suite, two further Double Bedrooms and a Family Bathroom. The property also benefits from Sandersons blinds throughout operated by remote control or an app, an Attached Garage, extended driveway accommodating multiple vehicles and a good sized Rear Garden with fruit trees and shed including power and lighting. There are just 8 detached houses and 2 bungalows, crafting an ideal and welcoming bespoke development, encompassing well planned and immaculately presented living accommodation throughout. The surrounding area provides woodland walks, tranquil lakes and open parkland right on your doorstep. This North Bersted development is within easy reach of some of southern England's most beautiful, unspoilt countryside, vast golden beaches and the historic city of Chichester, with its extensive array of shopping, restaurants and cultural amenities.



Floorplan and EPC



GROSS INTERNAL AREA
TOTAL: 170 m² / 1,833 sq ft
FLOOR 1: 87 m² / 940 sq ft, FLOOR 2: 83 m² / 893 sq ft
EXCLUDED AREA: GARAGE: 18 m² / 192 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Room Details

Kitchen 11' 10" x 10' 2" (3.60m x 3.10m)

Dining/Family Area 14' 5" x 12' 5" (4.39m x 3.78m)

Living Room 14' 6" x 13' 3" (4.42m x 4.04m)

Study/Dining Room 13' 2" x 10' 1" (4.01m x 3.07m)

Utility Room 7' 10" x 5' 6" (2.39m x 1.68m)

Master Bedroom 13' 2" x 9' 5" (4.01m x 2.87m)

En Suite

Bedroom 2 12' 9" x 12' 5" (3.88m x 3.78m)

En Suite

Bedroom 3 14' 0" x 13' 1" (4.26m x 3.98m)

Bedroom 4 11' 6" x 12' 5" (3.50m x 3.78m)

Family Bathroom

Integral Garage

Parking

Front & Rear Gardens

