

**White &
Brooks**

BOGNOR REGIS



**15 Waterside Way, North Bersted, West Sussex, Offers In Excess Of : £550,000
PO21 5FQ**

Freehold

15 Waterside Way, Bognor Regis, West Sussex, PO21 5FQ

White & Brooks are delighted to offer for sale, this four bedroom, substantial detached family home, situated in one of the most sought after locations on the highly regarded Bersted Park development. The property boasts spacious and versatile living accommodation which briefly comprises to the ground floor, entrance hall, sitting room, cloakroom, separate family room/dining room, kitchen/breakfast room with integrated appliances and utility room with garage access. To the first floor there is a galleried landing, leading to four double bedrooms, with a dressing area and en-suite shower room to the primary bedroom. There is also a separate four piece family bathroom. The property further benefits from a beautifully landscaped rear garden, with an elevated dining and entertaining space and a driveway and garage providing off road parking. An internal viewing is highly recommended to appreciate the location and accommodation on offer. Bersted Park is situated in this convenient location, just a short distance from the lake and with views across open fields. There are nearby shops and schools and excellent road links to the Cathedral City of Chichester which provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre, Pallant House Gallery and museums. Approximately 10 miles to the North West lies Goodwood with its' famous race course, golf courses and airfield and which is also home to the annual Festival of Speed and The Revival. The A27 provides easy access across the Coast to Brighton to the East and Southampton to the West.

Council Tax Band: F

- Freehold
- • Substantial Detached Family Home
- • 4 Double Bedrooms
- • 2 Reception Rooms
- • Dressing Area & En-Suite Shower Room To Primary Bedroom
- • Utility Room
- • Kitchen/Breakfast Room
- • 4 Piece Family Bathroom
- • Integral Garage
- • Landscaped Garden
- • Driveway



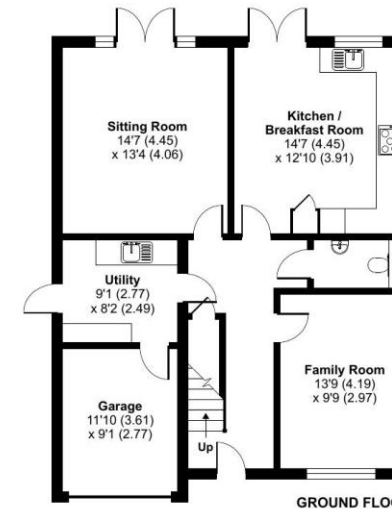
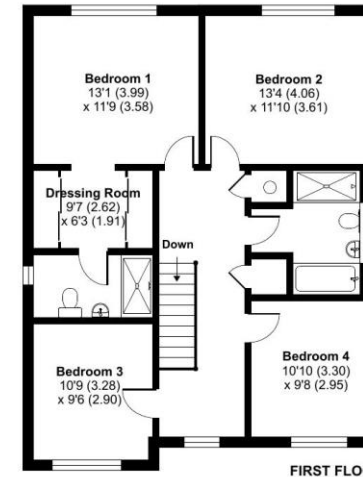
Waterside Way, Bognor Regis, PO21

Approximate Area = 1725 sq ft / 160.2 sq m

Garage = 103 sq ft / 9.6 sq m

Total = 1828 sq ft / 169.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2022. Produced for White and Brooks. REF: 888011





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	82	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

White and Brooks - Bognor Regis

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.