



**WHITLOCKS**  
ESTATE AGENTS

21 Herdwick Lane, North Bersted, Bognor Regis  
£390,000





This beautifully designed, recently constructed detached home offers spacious, modern living in a thoughtfully arranged layout.

Upon entry, the welcoming hallway opens to a convenient cloakroom with WC and leads into a bright, dual-aspect living room with a charming bay window overlooking a small, peaceful greenspace. The open-plan kitchen and dining area is perfect for entertaining, featuring a range of high-quality integrated appliances, while French doors extend the space directly into the rear garden.

Upstairs, the first-floor landing includes a large storage cupboard and connects to three well-sized bedrooms, with the main bedroom offering a private en-suite shower room. The family bathroom is elegantly appointed with a contemporary suite, including a bathtub with an overhead shower, WC, and basin.

Outside, the private rear garden features a lawn and patio area, with a gated path leading to the driveway. Equipped with an electric vehicle charging point, the driveway offers ample parking and access to a spacious single garage with both power and lighting.

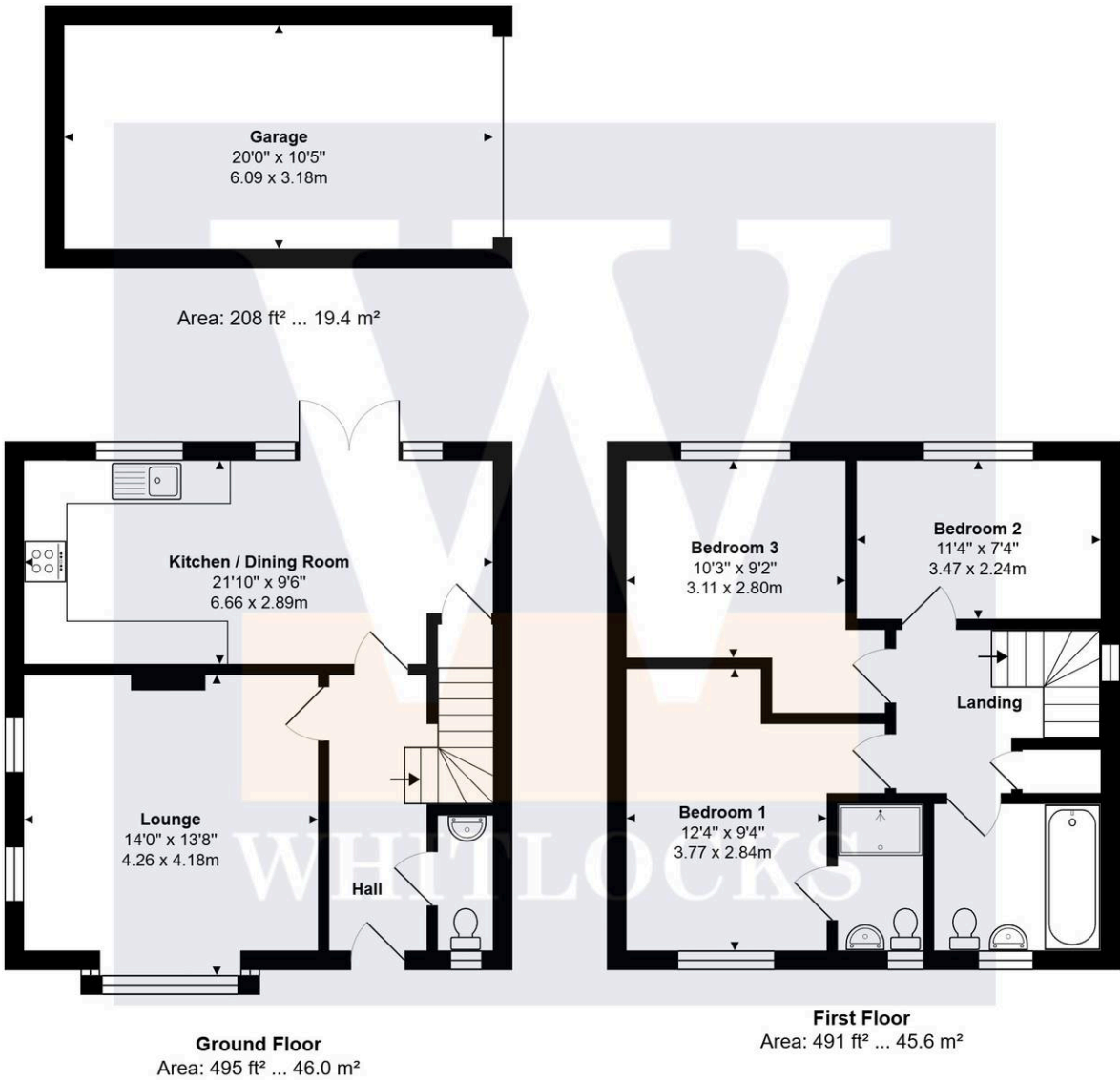
Viewings are highly recommended to fully appreciate this home's prime location, quality finish, and well-planned layout.

**Estate Charge:** The annual estate charge is approximately £366.36.



Located to the north east of the Town Centre, North Bersted is a popular area amongst families due to the fantastic range of facilities on offer, which include a variety of Schools, Sports Facilities, Gyms, Supermarkets, Retail Estates, Shops, Pubs, Fast Food Outlets and many more! There is also a regular Bus Service with many stops throughout the area, in addition to being within easy commuting distance to the larger Cities such as Chichester, Portsmouth, Southampton, Worthing and Brighton. North Bersted also includes a vast choice of Playing Fields, complete with Football Pitches, Basketball Courts and Play Parks an ideal place for Children. Furthermore, Bersted Brooks is a stunning Nature Reserve where there is a variety of wildlife and popular for dog walking.

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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 2024





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B