



**WHITLOCKS**  
ESTATE AGENTS

8 New Barn Lane, North Bersted  
£240,000





We are delighted to introduce this spacious and beautifully maintained first-floor apartment, offering a blend of comfort and convenience in a highly sought-after location. Whether you're taking your first step onto the property ladder or looking to expand your investment portfolio, this property ticks all the boxes.

With its own private entrance, this lovely apartment immediately feels like home. Inside you will find a generous lounge, flooded with natural light, providing the perfect space to relax whilst the well-appointed kitchen / dining room offers ample storage and workspace.

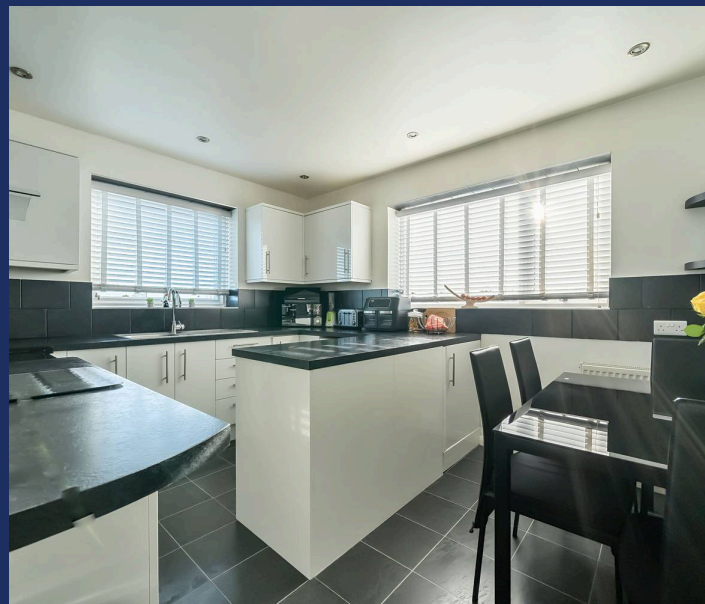
The property further benefits from two generously sized double bedrooms, each providing a peaceful retreat, and a modern, stylishly fitted bathroom, designed for both practicality and comfort.

Practical features include UPVC double glazing and gas-fired central heating, ensuring year-round warmth and energy efficiency. There is also access to a partially boarded loft space, offering excellent storage potential.

Outside, the home continues to impress with its larger than average, private garden, primarily laid to lawn, perfect for outdoor dining, gardening, or simply enjoying the sunshine. Additionally, there is plenty of on street parking available, there is also a Garage located in a nearby compound.

Located within walking distance of a variety of local amenities, including shops, and public transport links, this property combines convenience on your doorstep.

This is a home that truly needs to be seen to be fully appreciated. Don't miss the chance to make it yours—arrange a viewing today!





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.

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.







## Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • [sales@whitlocksestateagents.co.uk](mailto:sales@whitlocksestateagents.co.uk) • [whitlocksestateagents.co.uk/](http://whitlocksestateagents.co.uk/)

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E