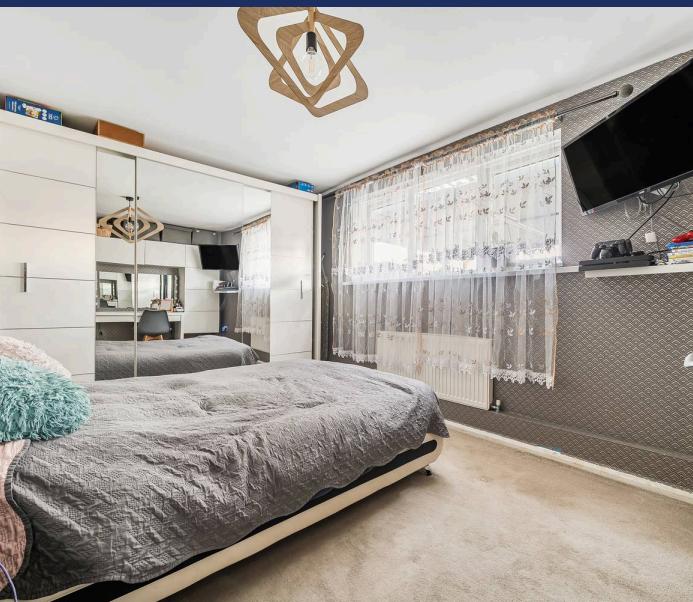




WHITLOCKS
ESTATE AGENTS

138a Orchard Way, Bognor Regis
In Excess of £245,000



Spacious Three-Bedroom Ground Floor Apartment with Private Garden – North Bersted, Bognor Regis

A beautifully presented three-bedroom ground floor apartment offering generous living space in the sought-after North Bersted area of Bognor Regis.

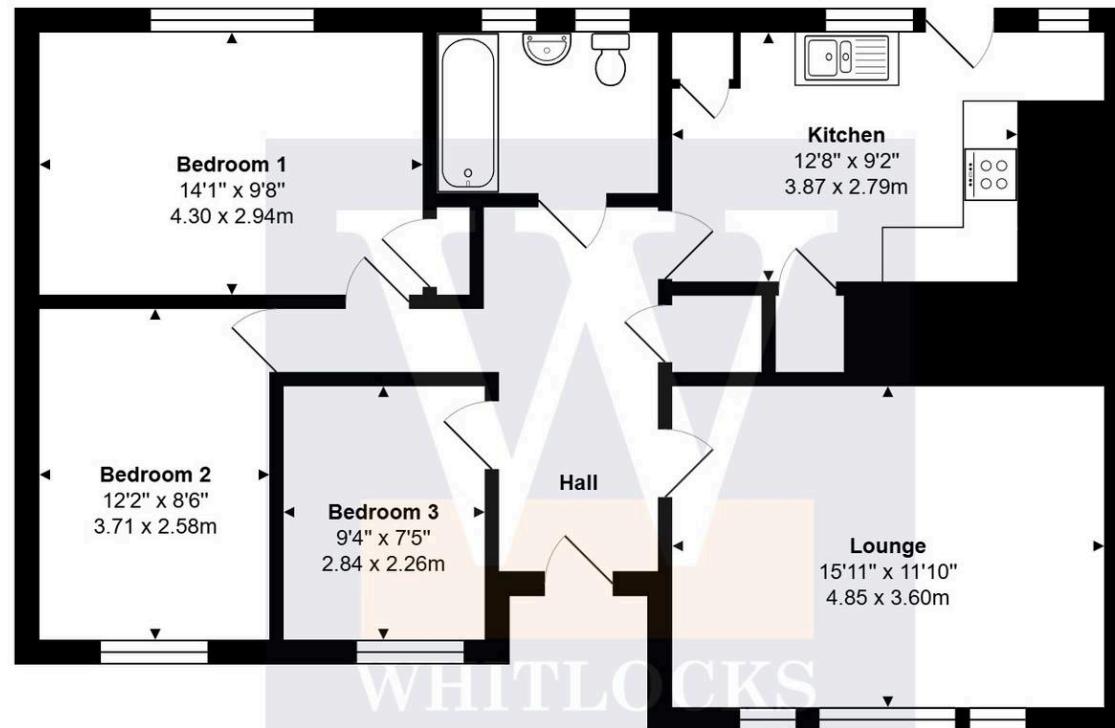
This charming home features a private entrance, welcoming hallway, and a large, light-filled living room. The fitted kitchen benefits from direct access to the **excellent-sized rear garden**, which is partly laid to lawn and complemented by a decking area – perfect for outdoor entertaining. A brick-built shed provides additional storage.

Accommodation comprises three well-proportioned bedrooms and a modern family bathroom/WC. To the front, the property enjoys **off-road parking on hardstanding** (note: no dropped kerb).

With a leasehold of 83 years remaining, and no forward chain, this property represents an **ideal opportunity for families or investors** seeking a spacious, move-in-ready home in a convenient location.

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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Total Approx. Floor Area 862 ft² ... 80.0 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 any error, omission or mis-statement.

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

Prepared by 1st Image 2025



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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C