



**WHITLOCKS**  
ESTATE AGENTS

72 Central Avenue, North Bersted, Bognor Regis  
£285,000





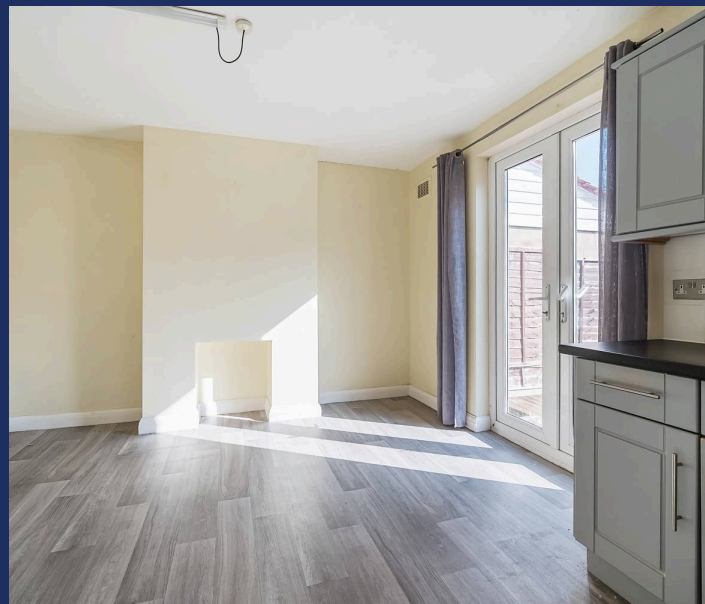
This attractive three-bedroom, bay-fronted terraced house is situated on the well-established, tree-lined Central Avenue in the popular North Bersted area. The property has served as a successful Buy-to-Let investment for many years and continues to offer excellent potential for investors. Equally, as it is offered with vacant possession and no onward chain, with some modernisation, it would make a fantastic family home.

The ground floor features a bright and spacious bay-fronted living room, offering a welcoming space for relaxation. To the rear, there is an open-plan kitchen and dining area with doors leading directly onto a south-facing garden—perfect for enjoying the sunshine or entertaining outdoors.

Upstairs, the property offers two well-proportioned double bedrooms and a third single bedroom. A family bathroom completes the first floor accommodation.

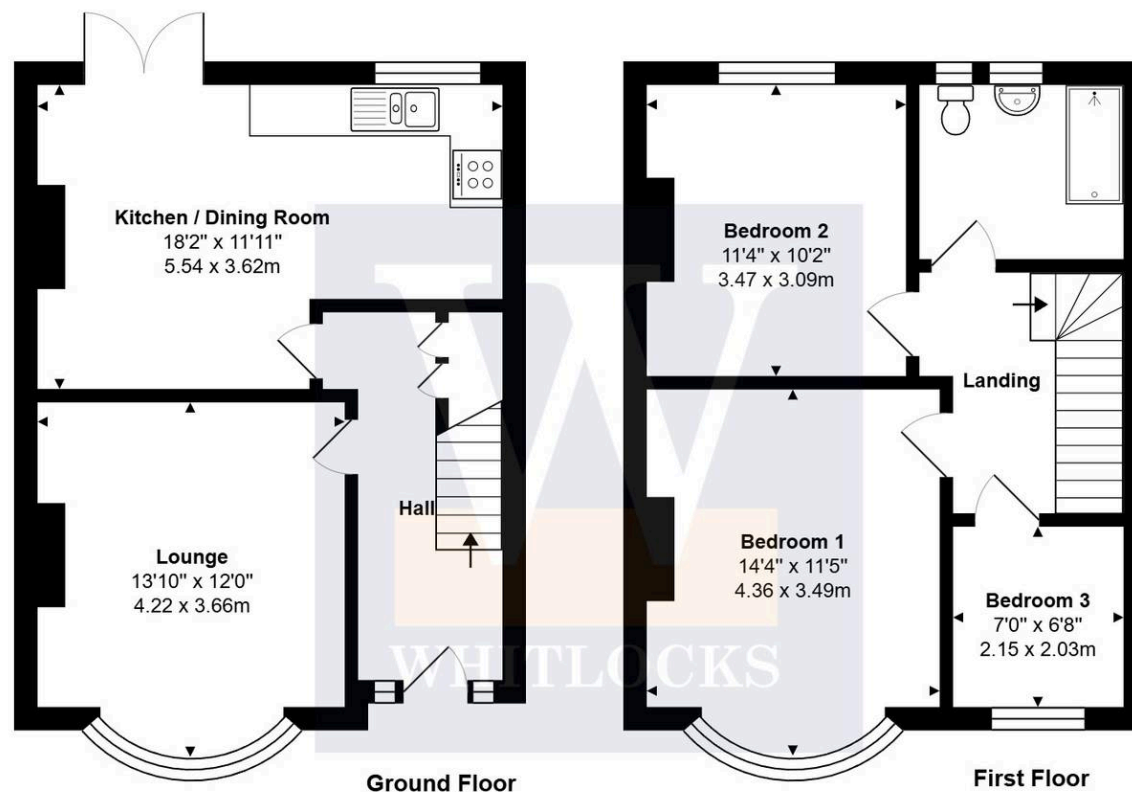
Outside, the rear garden enjoys a sunny south-facing aspect, with a patio area. The front garden creates a pleasant first impression and also has potential for conversion into a private driveway, subject to the necessary planning permissions.

The property is ideally located within walking distance of local amenities and well-regarded schools. Shops, cafes, and other conveniences are all close at hand, making this home perfectly placed for family life or continued rental investment.



North Bersted 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 882 ft² ... 81.9 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





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D