



30 Barton Road, North Bersted, Bognor Regis £315,000







Well Presented Semi-Detached House in Sought-After North Bersted
This beautifully maintained semi-detached house is situated in the highly desirable North Bersted area. Finished to a high standard throughout, the property boasts a welcoming entrance hall leading to a generous size lounge / Dining Room, a modern fitted kitchen, and a convenient downstairs shower room.

You will also find a spacious conservatory, providing an excellent additional living or dining space with views over the secluded rear garden, ideal for entertaining or relaxing in privacy.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, perfectly suited to growing families or those seeking extra space.

Further benefits include UPVC double glazing, gas fired central heating, and a full electrical rewire throughout in 2019. There is also a recently added block paved driveway, providing attractive kerb appeal and ample parking.

Situated in a popular residential area, this property combines modern comforts with a convenient location, making it an excellent choice for both first time buyers and families alike.

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.

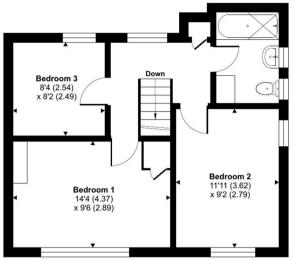
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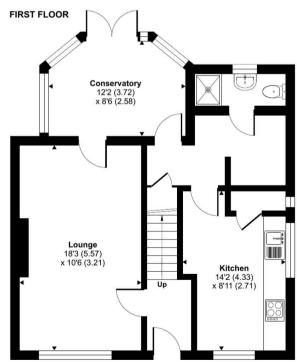
Barton Road, Bognor Regis, PO22

Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale







GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025 Produced for Whitlocks Estate Agents. REF: 1331296





Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D