



WHITLOCKS
ESTATE AGENTS

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.

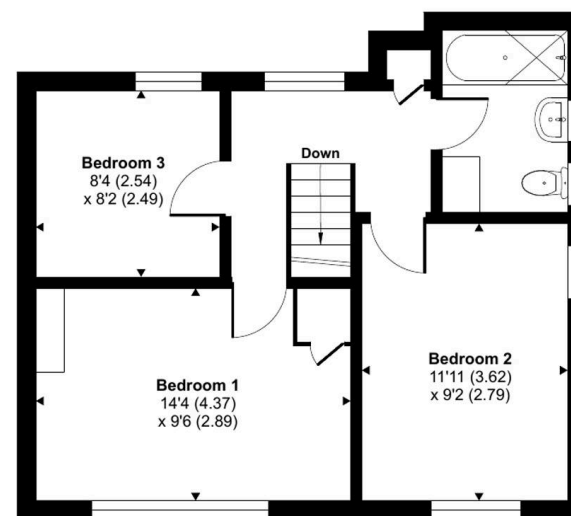
Situated in a popular residential area, this property combines modern comforts with a convenient location, making it an excellent choice for both first time buyers and families alike.



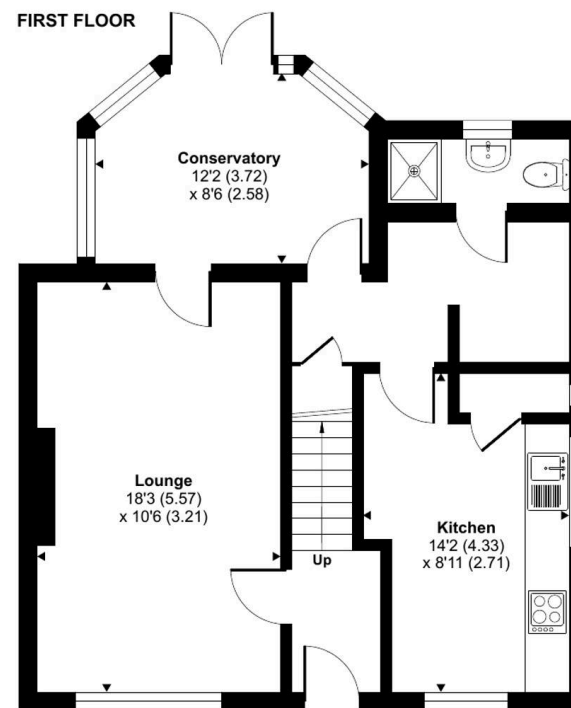
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Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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