



WHITLOCKS
ESTATE AGENTS

2 Whittaker Grove, North Bersted, Bognor Regis
£385,000



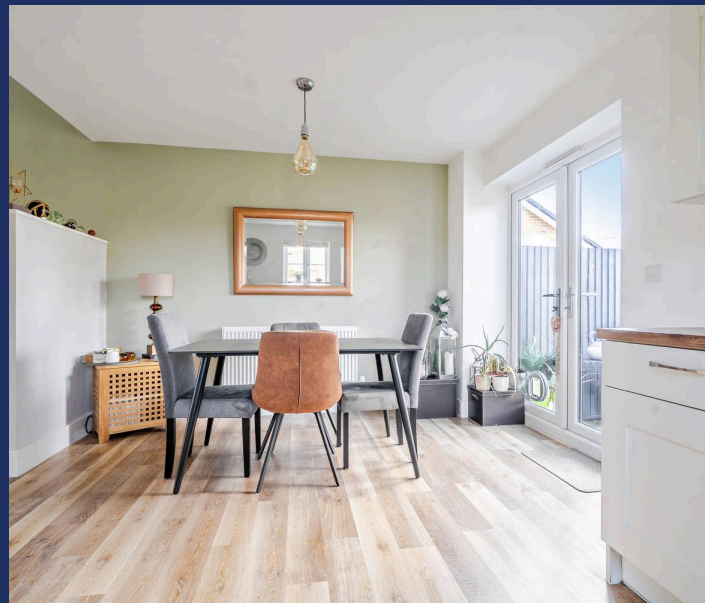
A beautifully presented three-bedroom semi-detached home, built in 2019 and finished to an excellent standard, offering the remainder of a 10-year NHBC Certificate Guarantee. The property benefits from a pitched roof garage, ample parking and a private rear garden.

Located in a desirable position, the house is within four miles of the historic Cathedral City of Chichester, less than two miles from the beach, and close to the amenities of Bognor Regis town centre.

The accommodation includes an entrance hall with cloakroom W.C. and storage cupboard, a bright double-aspect living room, and a modern fitted kitchen which is open plan to the dining area. French doors lead directly from the dining space into the rear garden, creating an excellent flow between inside and outside living.

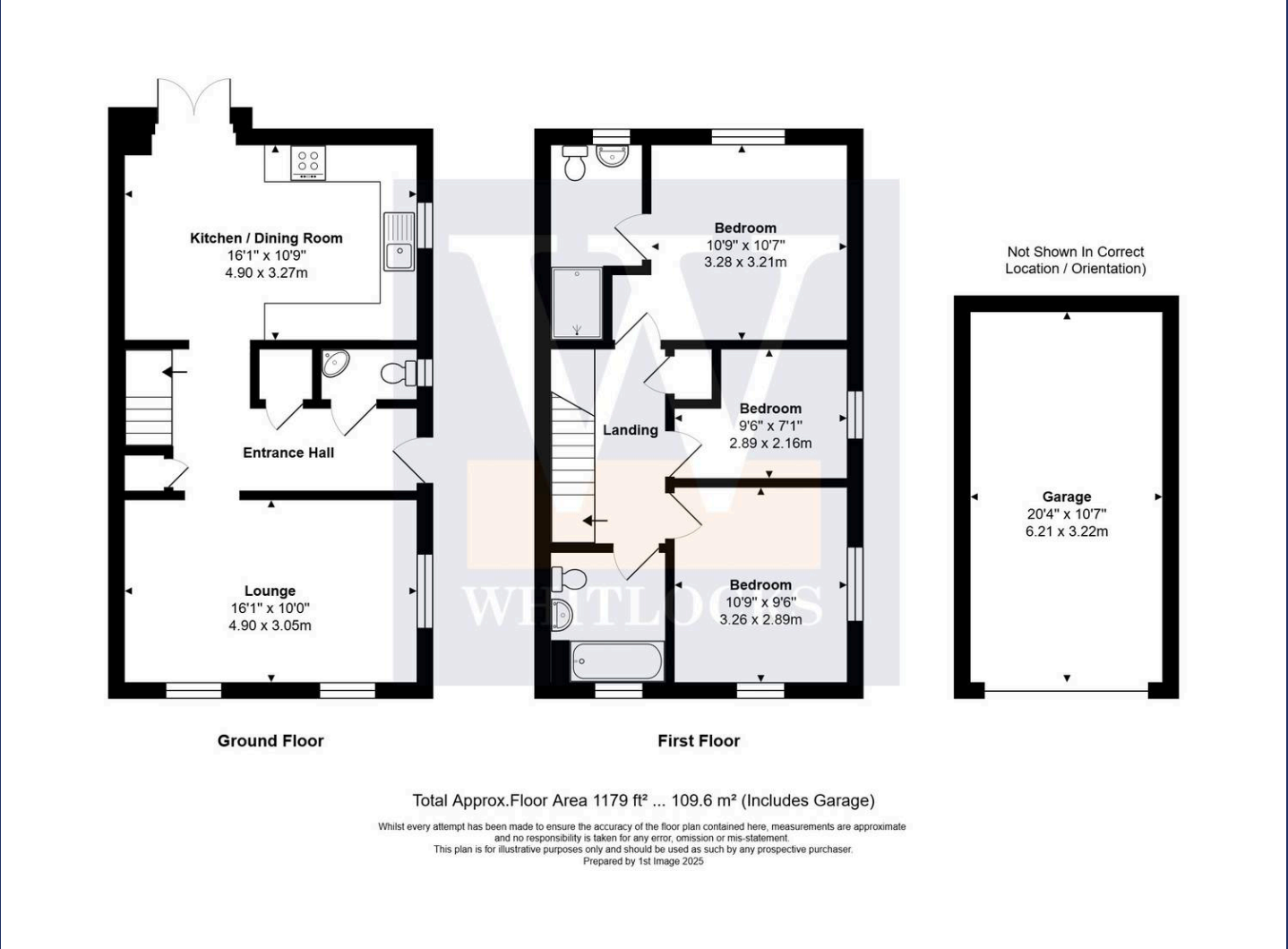
On the first floor there are three bedrooms, with the master bedroom benefitting from an ensuite shower room, there is also a family bathroom and a further storage cupboard.

To the rear of the property is a lawned garden, while the garage is fitted with power and provides further practicality alongside driveway parking for several vehicles.



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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Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B