



WHITLOCKS
ESTATE AGENTS

46 Osprey Gardens, North Bersted, Bognor Regis
£275,000



No Forward Chain

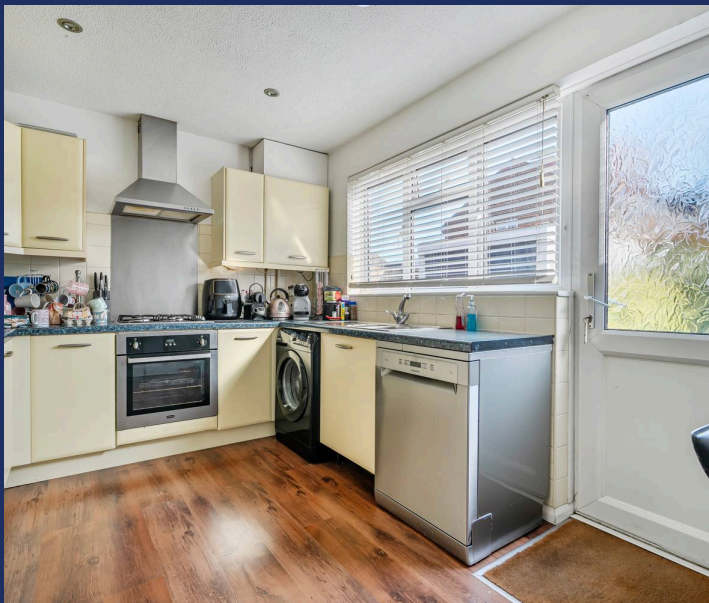
An excellent opportunity for first-time buyers or buy-to-let investors.

This well-presented semi-detached home offers two double bedrooms and is ideally located in a sought-after area, within walking distance of a wide range of local amenities.

The ground floor features a spacious lounge/dining room leading into a fitted kitchen. Upstairs, you'll find two generous double bedrooms and a family bathroom.

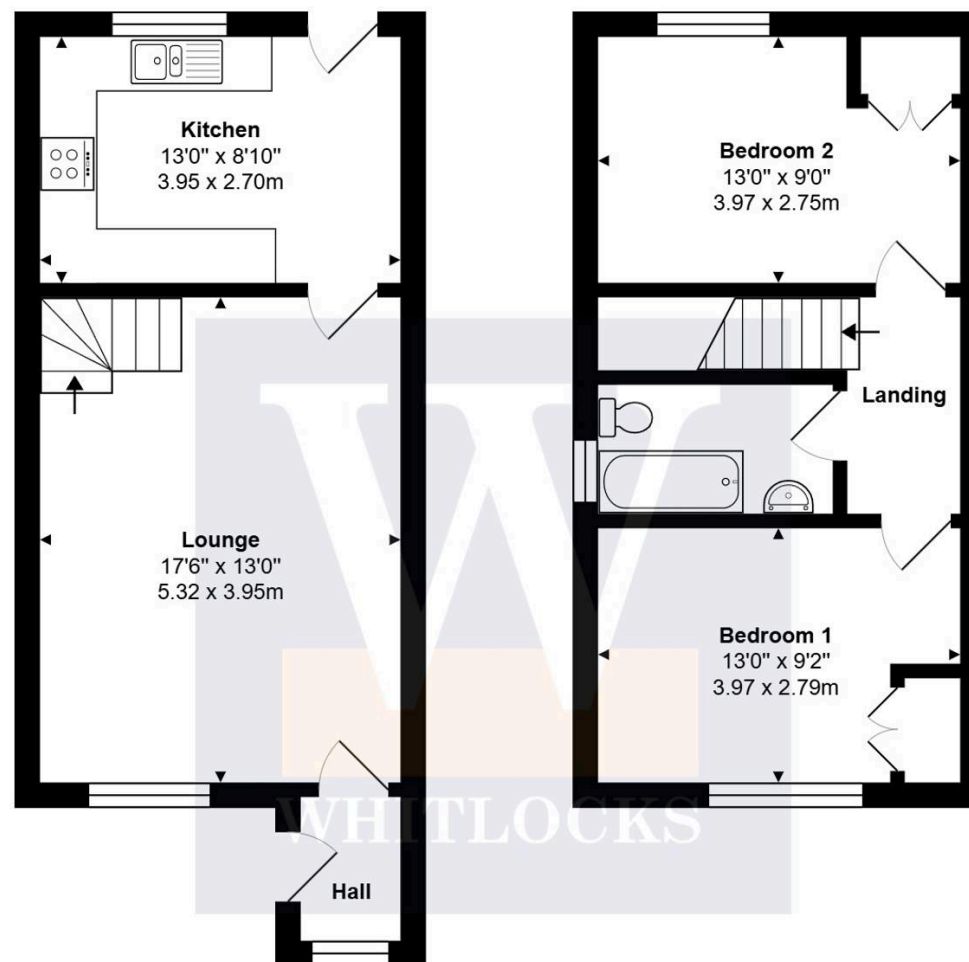
Additional benefits include UPVC double glazing and gas-fired central heating throughout.

Outside, the rear garden is low-maintenance, a good size, and provides access to the garage. To the front, a driveway offers off-road parking for up to two 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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Total Approx. Floor Area 718 ft² ... 66.7 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D