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ESTATE AGENTS

8 Sandymount Avenue, North Bersted
£300,000



This well-presented semi-detached house is ideally located in a highly desirable area of North Bersted, just a short walk from a wide range of local amenities, including convenience stores, bus stops, a doctor's surgery, and more.

Upon entering, you are welcomed into a bright and spacious lounge/dining area, thoughtfully designed to create an open-plan feel—perfect for both relaxing and entertaining. The ground floor also boasts a modern fitted kitchen, a separate utility room, and a convenient W/C.

Upstairs, you'll find two generous double bedrooms, each with private access to a stylish, adjoining bathroom.

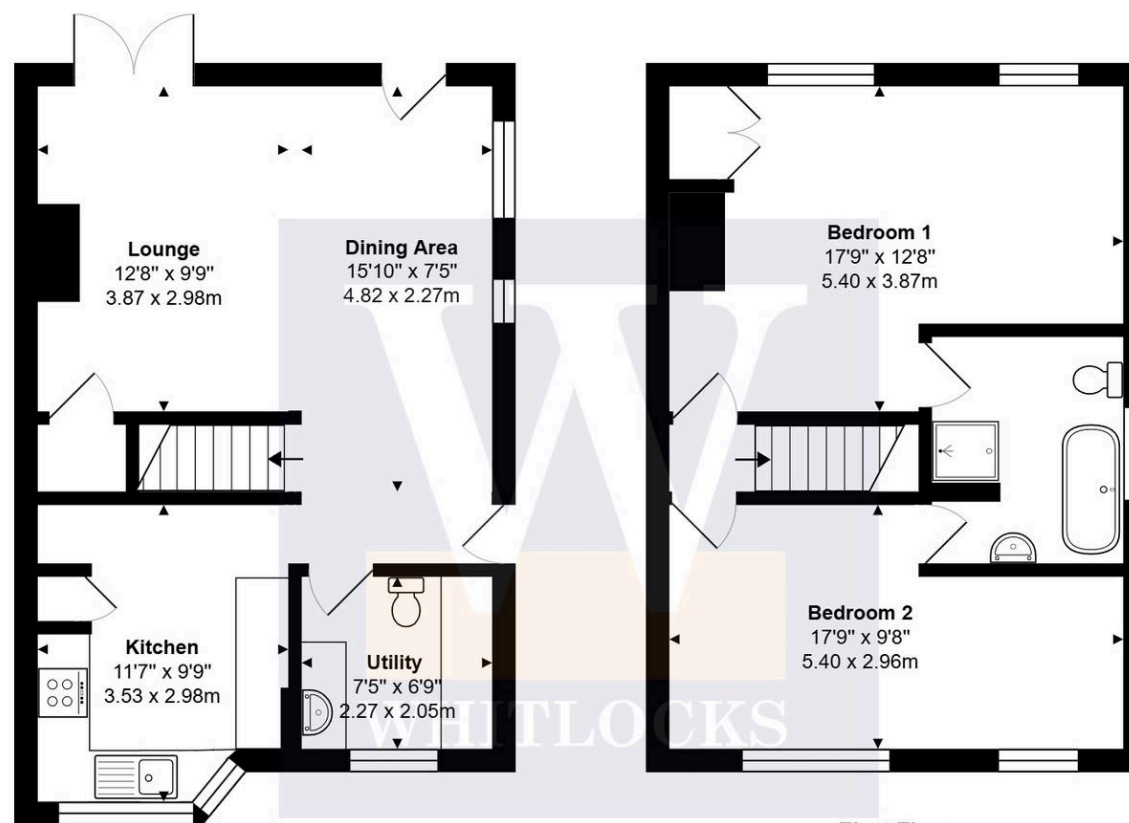
Additional features include UPVC double glazing and gas-fired central heating throughout.

Outside, the property enjoys a large, south-facing rear garden with a raised decking area and a storage shed—ideal for summer gatherings or simply unwinding in the sun. At the front, a shared driveway provides off-road parking for 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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Ground Floor

First Floor

Total Approx. Floor Area 872 ft² ... 81.0 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: C

EPC Environmental Impact Rating: C