



WHITLOCKS
ESTATE AGENTS

31 Whiteways, North Bersted, Bognor Regis
£240,000



Charming Cottage-Style End of Terrace Bungalow

This beautifully presented bungalow perfectly blends character with modern comfort. The front garden is attractively enclosed, with a pathway leading to the front door and providing side access to the rear.

Inside, the property features a spacious double bedroom with ample wardrobe space and a stylish, modern bathroom. The generous living room is a true highlight, centred around a log burner with an oak mantle, creating a warm and inviting atmosphere. The modern fitted kitchen includes a breakfast bar and flows seamlessly into the utility room, which offers excellent storage and a newly fitted barn-style door opening out onto the garden.

The rear garden is completely secluded and thoughtfully designed, with a decked area ideal for outdoor dining, alongside a workshop with both power and lighting. To the front, a driveway provides off-road parking for at least 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.

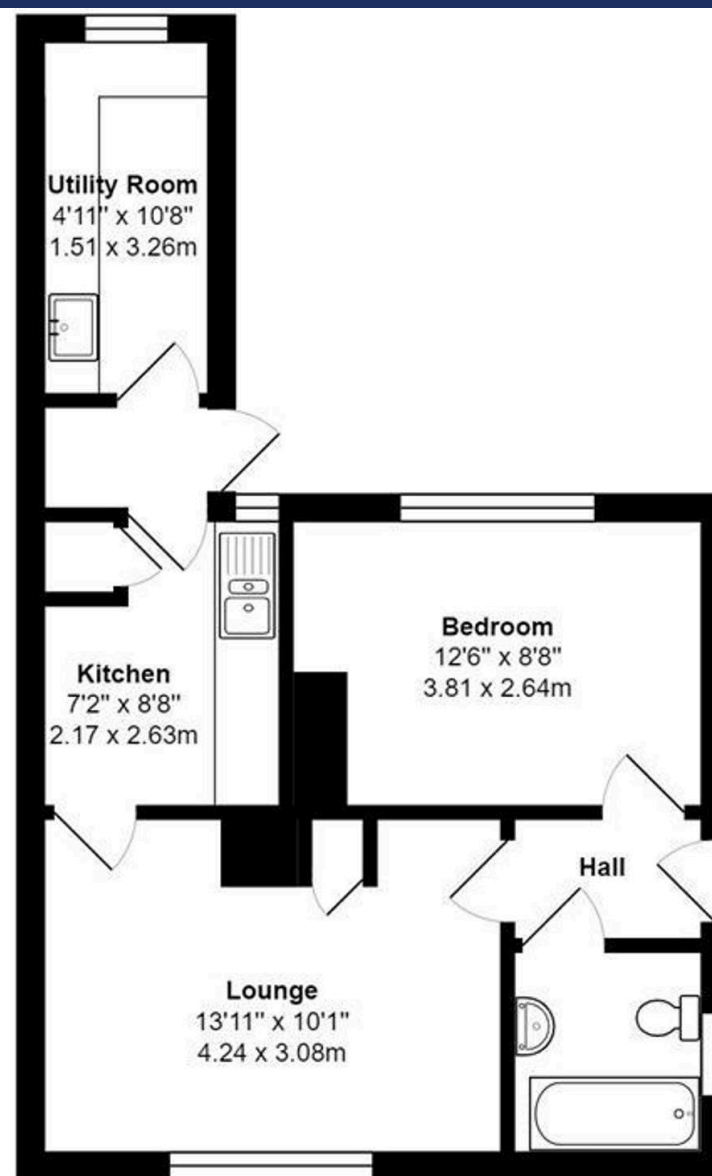
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming cottage-style end of terrace bungalow, beautifully presented throughout
- Enclosed front garden with pathway and side access to the rear
- Spacious double bedroom with excellent wardrobe space
- Stylish, modern fitted bathroom
- Generous living room with feature log burner and oak mantle
- Modern fitted kitchen with breakfast bar area
- Utility room with ample storage and barn-style door to garden
- Private, secluded rear garden with decking, outdoor dining space.
- Workshop with power and lighting
- Driveway to the front providing off-road parking for at least two vehicles



Total Area: 457 ft² ... 42.5 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 error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2022



Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

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