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3 Baillie Gardens, North Bersted, Bognor Regis
In Excess of £375,000



No Forward Chain

An excellent opportunity to purchase this beautifully presented, modern semi-detached home, tucked away in a peaceful cul-de-sac and perfectly positioned within walking distance of local amenities — including primary schools, convenience stores, and bus routes — with easy access to both Chichester and Bognor Regis. The property also enjoys direct views over attractive open green spaces.

Upon entering, you're welcomed by a generous entrance hall leading to a stunning open-plan kitchen and dining area, complete with a central island and integrated appliances — perfect for both everyday living and entertaining. The bright and well-proportioned lounge offers lovely views across the green, while a ground floor W/C and handy storage cupboard add practicality.

Upstairs, there are three well-sized bedrooms. The principal bedroom features built-in wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

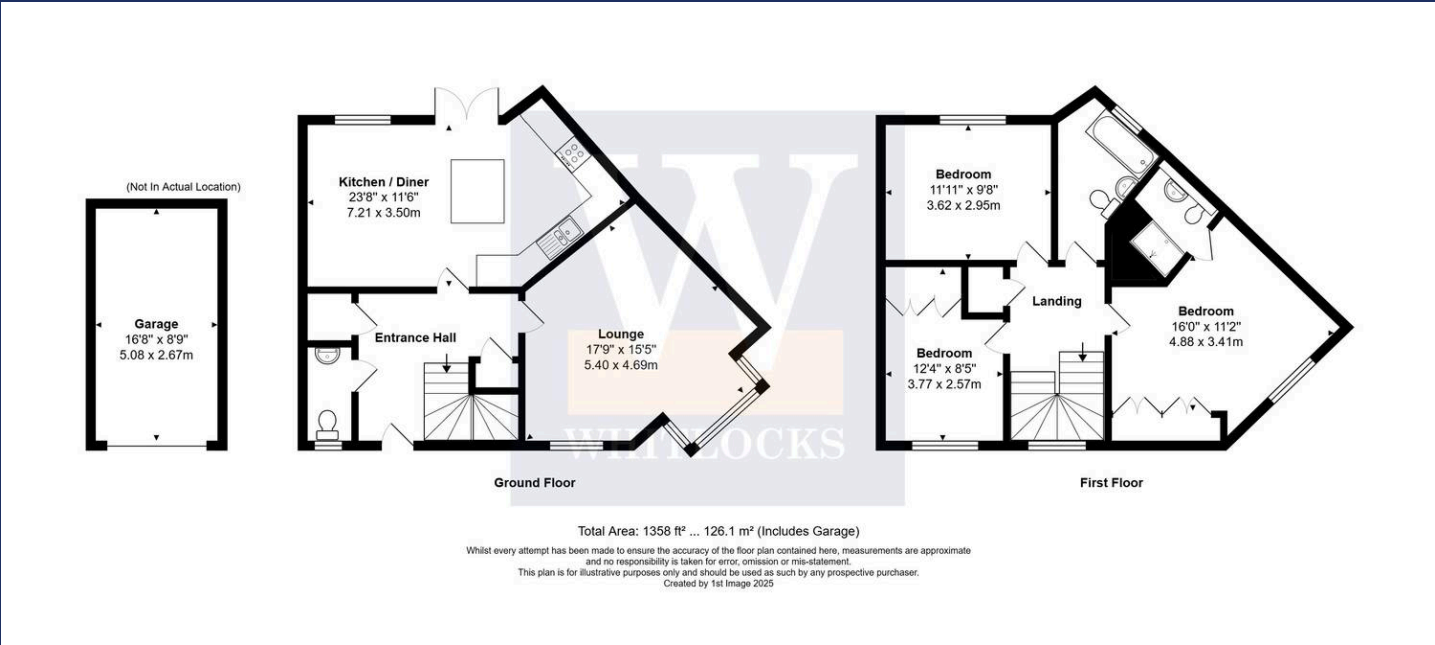
Outside, the rear garden has been designed for low maintenance with an artificial lawn, patio seating area, and a versatile summer house benefitting from both power and plumbing — ideal as a home office or studio.

The property further benefits from a garage and driveway parking located nearby.



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: C

EPC Environmental Impact Rating: C