



**WHITLOCKS**  
ESTATE AGENTS

10 Bowles Close, North Bersted, Bognor Regis  
£300,000



Fantastic opportunity to purchase this beautifully presented End of Terrace House, located in the popular area of North Bersted and within walking distance of a wide range of amenities including play parks, primary schools, bus services, countryside walks, and more.

Upon entering, you are welcomed by a spacious entrance hall which leads through to the modern fitted kitchen, complete with a range of integrated appliances. There is also a generous lounge/dining room enjoying views over — and direct access to — the rear garden. A W/C completes the ground floor.

To the first floor, you will find two double bedrooms, both featuring built-in wardrobes, along with a modern family bathroom.

Additional benefits include UPVC double glazing, gas-fired central heating, and an EV charging point.

Outside, the rear garden has been landscaped for low maintenance, featuring an artificial lawn, a patio area ideal for relaxing or entertaining, and a useful storage shed.

The property also benefits from two allocated parking spaces located directly to the front.

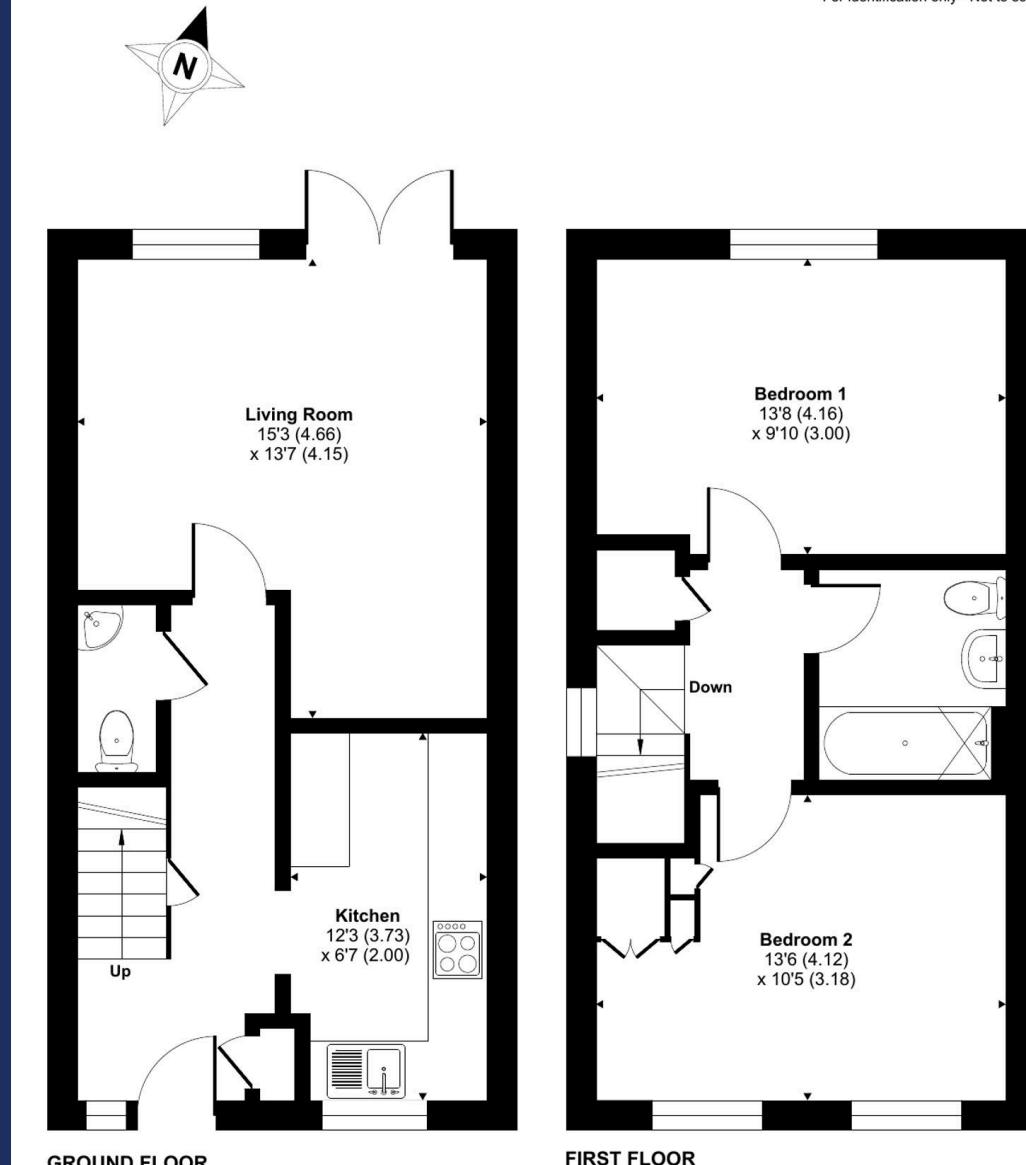
Located to the north east of the Town Centre, North Bersted is a popular area amongst families due to the fantastic range of facilities on offer, which include a variety of Schools, Sports Facilities, Gyms, Supermarkets, Retail Estates, Shops, Pubs, Fast Food Outlets and many more! There is also a regular 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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## Bowles Close, North Bersted, Bognor Regis, PO21

Approximate Area = 764 sq ft / 70.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2025. Produced for Whitlocks Estate Agents. REF: 1385011





# Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • [sales@whitlocksestateagents.co.uk](mailto:sales@whitlocksestateagents.co.uk) • [whitlocksestateagents.co.uk/](http://whitlocksestateagents.co.uk)

Council Tax band: C  
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B