



WHITLOCKS
ESTATE AGENTS

11 Greenwood Close, North Bersted, Bognor Regis
£350,000



A fantastic opportunity to purchase this three-bedroom semi-detached bungalow, ideally positioned at the end of a quiet cul-de-sac within walking distance of a wide range of local amenities, and located in the ever-popular area of North Bersted. The accommodation comprises a modern fitted kitchen, a spacious lounge/dining room, three well-proportioned bedrooms, and a contemporary fitted bathroom.

Further benefits include uPVC double glazing and gas-fired central heating throughout.

Externally, the property boasts an extensive, fully secluded rear garden, offering excellent potential to extend, subject to the relevant planning permissions.

In addition, there is a substantial outbuilding currently arranged as an entertaining space, which could easily be adapted for use as a home office, studio, or even converted into an annexe (subject to the necessary consents).

To the front of the property, there is a driveway providing off-road parking and access to the garage.



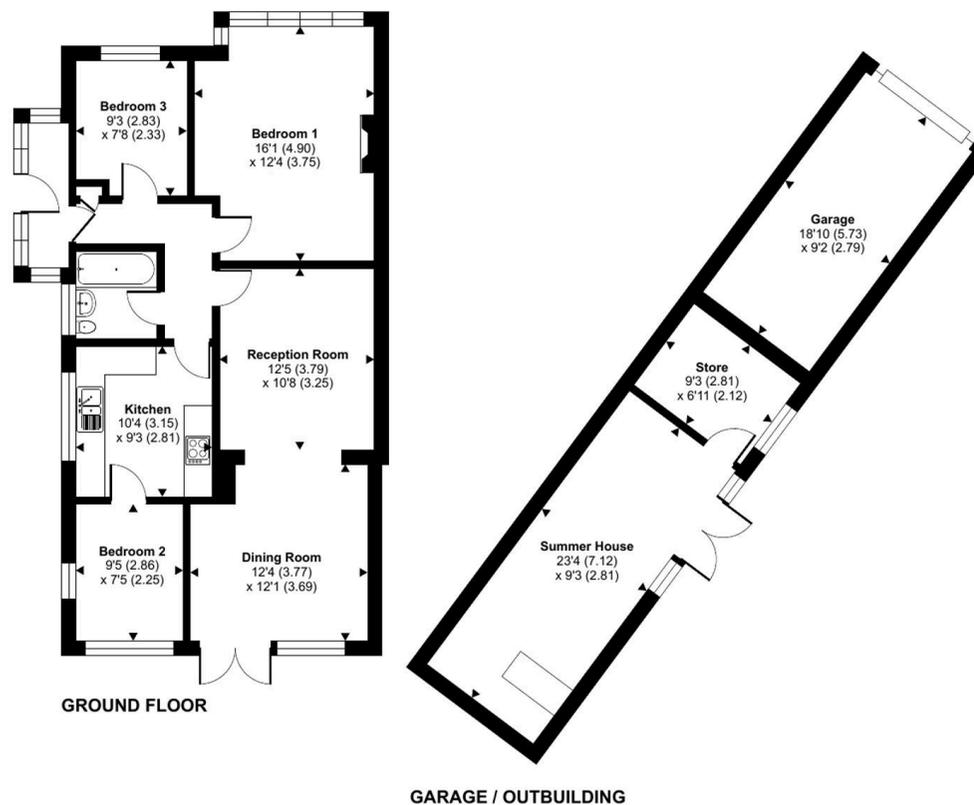
Located to the north east of the Town Centre, North Bersted is a popular area amongst families due to the fantastic range of facilities on offer, which include a variety of Schools, Sports Facilities, Gyms, Supermarkets, Retail Estates, Shops, Pubs, Fast Food Outlets and many more! There is also a regular 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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Greenwood Close, Bognor Regis, PO22

Approximate Area = 867 sq ft / 80.5 sq m
 Garage = 172 sq ft / 15.9 sq m
 Outbuilding = 282 sq ft / 26.1 sq m
 Total = 1321 sq ft / 122.5 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). © ncthecom 2025. Produced for Whitlocks Estate Agents. REF: 1393170





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D