

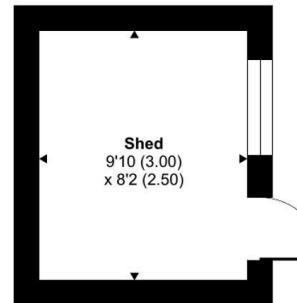
The property has been skilfully extended and updated by the current owner who has also landscaped the rear garden and created useful driveway parking. Once inside the accommodation is arranged over two floors. On the ground floor there is an entrance hall which leads to an updated, fitted kitchen and a double bedroom. Moving through the ground floor there is a family bathroom and a spacious sitting/dining room. The latter is complete with two sets of French doors, both opening out onto the rear garden. On the first floor there is a stunning master bedroom, a study/third bedroom and a newly created bathroom. Outside to the rear the landscaped garden is mainly paved and offers a number of seating areas along with a wood pergola making the space perfect for alfresco dining or outside entertaining. There is a side gate for access and to the front useful driveway parking has been created with further visitor parking located within the cul-de-sac.

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.

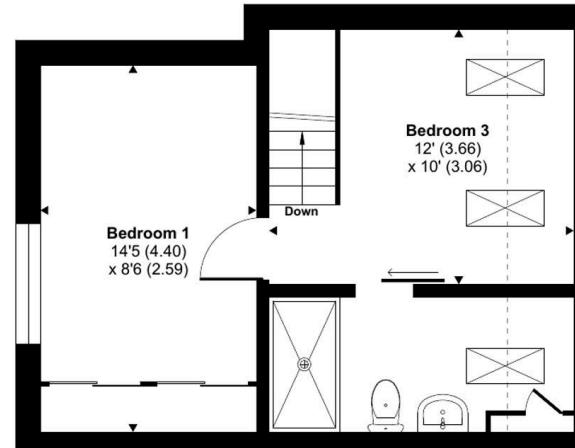
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Heron Close, Bognor Regis, PO22

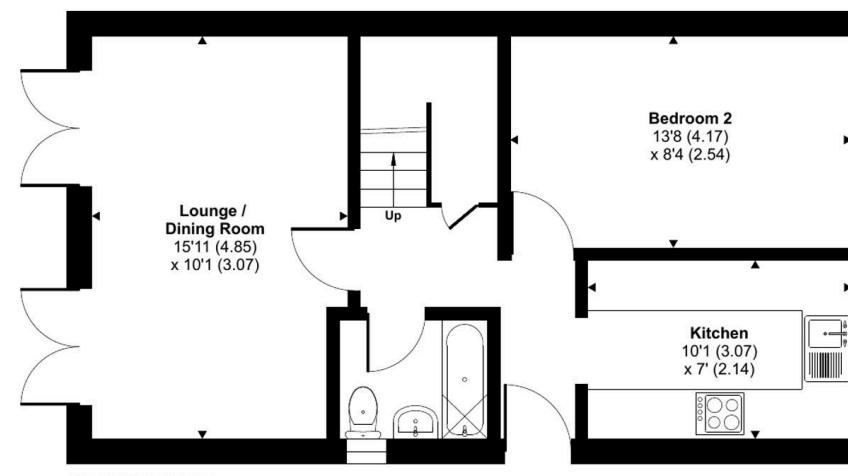
Approximate Area = 752 sq ft / 69.8 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 875 sq ft / 81.2 sq m
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2026. Produced for Whitlocks Estate Agents. REF: 1400352





Whitlocks Estate Agents - Bognor Regis & Paghams

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Council Tax band: C
Tenure: Freehold

EPC Energy Efficiency Rating: C