



**WHITLOCKS**  
ESTATE AGENTS

27 The Boulevard, North Bersted, Bognor Regis

Guide Price £349,950



This stunning home has accommodation arranged over two floors. On the ground floor there is an entrance hall which leads to both a useful cloakroom and a fitted kitchen. To the rear lies a spacious and light sitting/dining room with French doors opening onto the garden.

On the first floor there is a good sized. en-suite master bedroom, a further double bedroom and a single bedroom. A modern family bathroom is complete with bath with shower attachment and concludes the first floor. Outside to the rear, the current owners have created a low maintenance garden, enclosed by wood panelled fencing and there is a side gate which leads to a private carport. There is further on street visitor parking 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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## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: Csed.