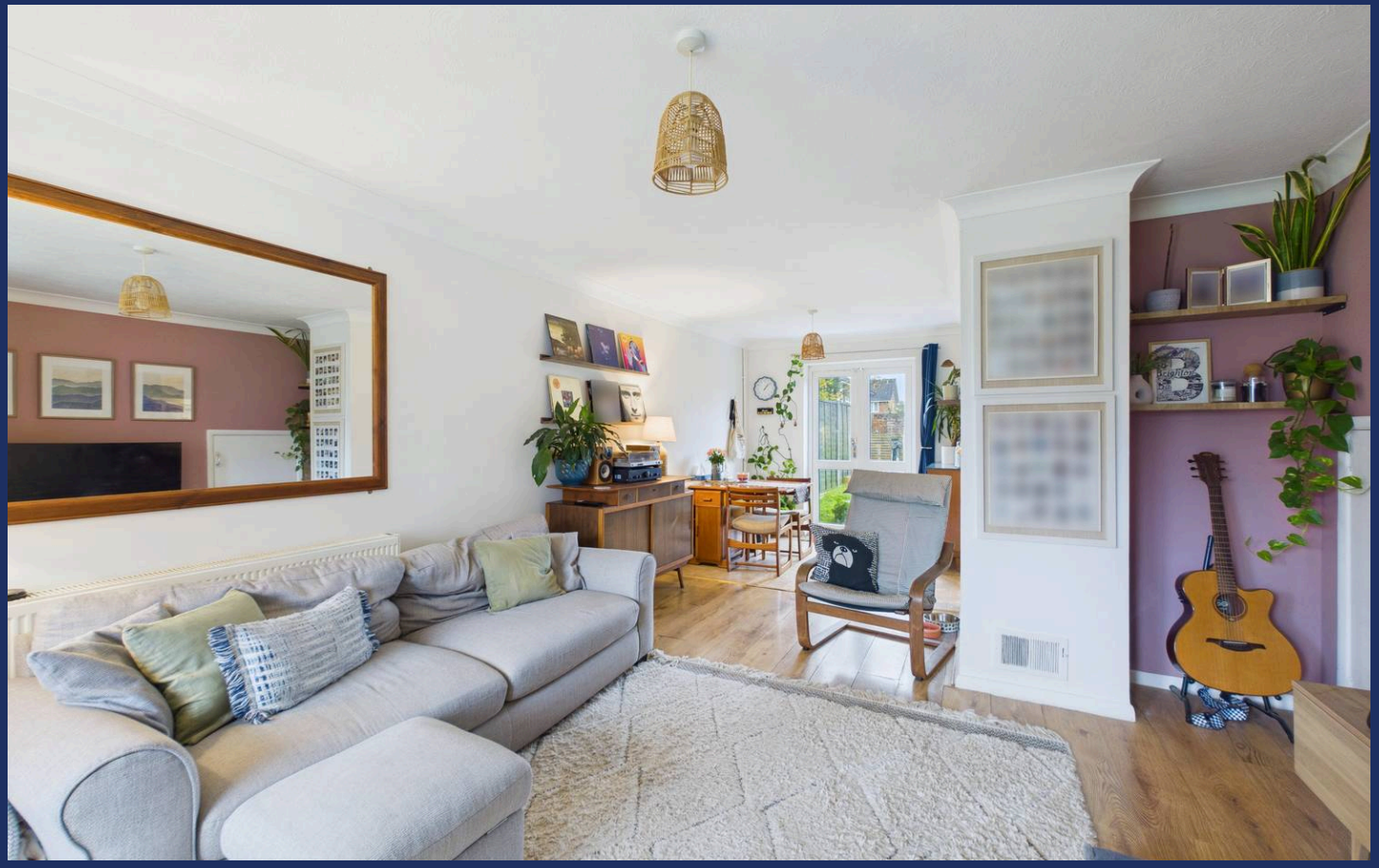


WHITLOCKS
ESTATE AGENTS

104 Westfield, Bognor Regis

Guide Price £265,000







This three-bedroom terraced house presents an appealing opportunity for buyers seeking a comfortable home with versatile accommodation, attractive outdoor space and the added benefit of a garage. Whether you are taking your first step onto the property ladder, looking for additional bedroom space or searching for a home to personalise, the property offers a practical layout suited to a variety of lifestyles.

The flexible three-bedroom layout easily accommodates family, guests, a home office, or hobby space. Outside, a pathway through the lawned front garden leads to the entrance, offering scope for personalisation. To the rear, a generous, fence-enclosed garden features a lawn and an adjoining patio ideal for outdoor dining and entertaining.

The combination of lawn, patio and enclosed boundaries creates a practical and versatile outside space that can be enjoyed throughout the seasons.

Further enhancing the property's practicality is a garage situated within a nearby block, offering useful additional storage or parking potential, subject to its dimensions. On-street parking is also available within the surrounding area.

With its three-bedroom accommodation, front and rear gardens and the convenience of a nearby garage, this property offers a well-rounded opportunity for buyers seeking a home with both practicality and potential.

An internal viewing is highly recommended to fully appreciate the accommodation, outdoor space and possibilities this home has to offer.

Buyers' AML fee: Whitlocks Estate Agents is required by law to carry out anti-money laundering checks on every buyer. A non-refundable fee of £106.80 including VAT (£89 + VAT) per buyer applies once an offer is accepted. This covers identity, anti-money laundering and proof of funds checks.

Located to the north-east of Bognor Regis town centre, North Bersted is a popular area amongst families thanks to the fantastic range of facilities on offer. These include a variety of schools, sports facilities, gyms, supermarkets, retail parks, shops, pubs and takeaway outlets. The area benefits from regular bus services, with numerous stops throughout, as well as convenient road connections to Chichester, Portsmouth, Southampton, Worthing and Brighton. North Bersted also offers a variety of playing fields, football pitches, basketball courts and children's play parks, providing excellent opportunities for outdoor recreation and family activities. Furthermore, Bersted Brooks is an attractive nature reserve, home to a variety of wildlife and particularly popular with dog walkers and those who enjoy spending time outdoors.

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Whitlocks Estate Agents

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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C