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ESTATE AGENTS

Ashurst Close, North Bersted, Bognor Regis
£375,000



Thoughtfully extended and recently refreshed throughout, this attractive three bedroom semi detached home offers a practical and versatile layout ideally suited to modern family living. With an impressive rear living and dining space, a generous garden, substantial outbuilding and block paved driveway providing parking for approximately two to three vehicles, the property combines comfortable accommodation with excellent everyday practicality.

A welcoming entrance hallway provides access to the ground floor accommodation, with a convenient separate WC adding further functionality for family life and visiting guests.

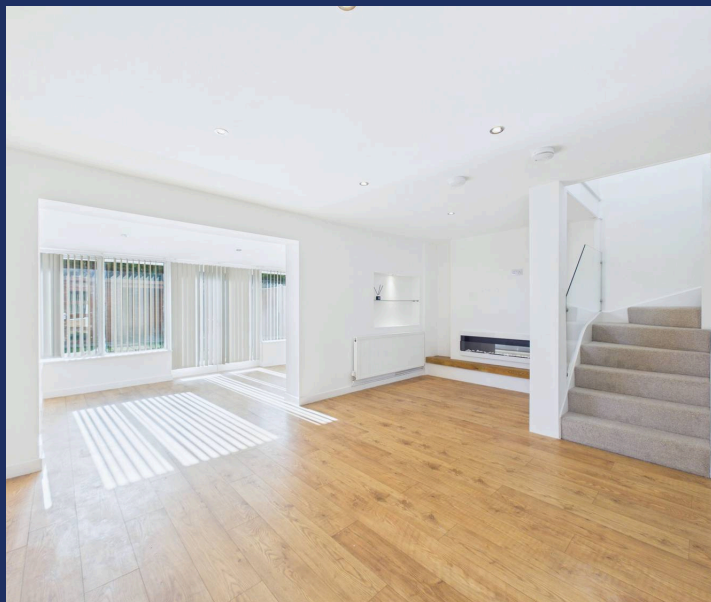
The standout feature of the home is the impressive extended living and dining room to the rear. Offering plenty of space for both comfortable seating and a dedicated dining area, this bright and sociable room provides an inviting setting for everyday living, entertaining and spending time together as a family.

Double doors open directly onto the rear garden, allowing natural light to flow into the room and creating an easy connection between the internal and external spaces during the warmer months.

Positioned separately from the main reception area, the modern fitted kitchen provides a practical range of wall and base units, useful worktop space and integrated cooking appliances including an oven, hob and extractor, creating a well organised environment for everyday use.

Moving upstairs, the property offers three bedrooms. The two principal bedrooms provide comfortable proportions with room for bedroom furniture and storage, while the third bedroom offers excellent flexibility and could equally be used as a child's room, nursery, study or dedicated home office depending on individual requirements.

A contemporary family bathroom completes the first floor accommodation and is fitted with a modern suite comprising a bath with shower over, wash hand basin and WC.



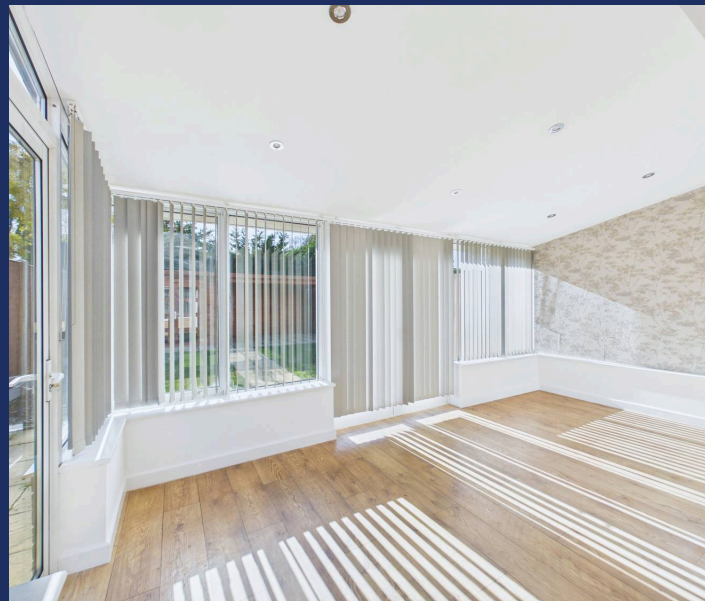


The property has recently undergone a programme of internal redecoration, including fresh paintwork throughout and newly fitted carpets, giving the home a clean and welcoming feel and allowing the next owners to settle in with ease. Further benefits include double glazing and gas central heating.

Outside, the rear garden provides valuable space for outdoor dining, relaxing and family activities, creating a natural extension of the living accommodation. A particularly useful feature is the well built outbuilding positioned within the garden. Offering valuable additional space, it could lend itself to a variety of uses including a home office, hobby room, workshop or storage area, subject to any necessary consents.

To the front, a block-paved driveway provides convenient off-road parking for approximately two to three vehicles, complemented by a large garage offering excellent additional parking, storage or workshop potential.

To the rear, the property enjoys a generously sized garden, providing ample space for outdoor dining, entertaining and family activities, with plenty of scope for keen gardeners to make the space their own. Conveniently positioned for local shops, schools, everyday amenities and transport connections, the property is well placed for day-to-day family life.



Further benefits include a 2026 gas safety certificate covering the boiler and gas hob, together with an Electrical Installation Certificate obtained in 2022, offering additional reassurance to prospective purchasers.

Combining a thoughtfully extended layout with freshly updated interiors, generous outdoor space, excellent parking and a substantial garage, this appealing semi-detached home offers an attractive balance of comfort, flexibility and practicality.

****Some images have been virtually staged for illustrative purposes only.**





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

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: