



- Spacious and Modern Mid-Terrace Townhouse
- Recently Built Development in North Bersted
- Four Generous Size Bedrooms
- Modern Fitted Kitchen / Dining Room and Snug Area
- Cosy Lounge with Juliet Balcony
- Modern Fitted Bathroom, En Suite and Cloakroom
- UPVC Double Glazing and Gas Fired Central Heating
- South Facing Rear Garden
- Two Allocated Parking Spaces
- Close Proximity to Local Schools as well as Bognor Regis and Chichester Town Centre

21 Elbridge Avenue, North Bersted, Bognor Regis



Description

This deceptively spacious Mid-Terraced Town House is located on a recently built development in North Bersted and offers modern accommodation throughout.

The development offers a Children's Playground, Bersted Lake which is perfect for dog walking and you are also in close proximity to local schools.

The property is arranged over three floors, on the ground floor there is a modern fitted Kitchen / Dining Room with patio doors leading out onto the Garden, the former Study now makes up part of the Kitchen / Diner providing the perfect space for a small seating area, there is also a ground floor Cloakroom.

On the first floor, there is a cosy Lounge with a Juliet Balcony overlooking the greensward area to the front of the house and you can find the Master Bedroom with En Suite.

On the second floor, three generous size Bedrooms can be found as well as a modern fitted Bathroom. The Fourth Bedroom could lend itself to a Study if required.

Further benefits include UPVC Double Glazing, gas Fired Central Heating and ample storage space throughout.

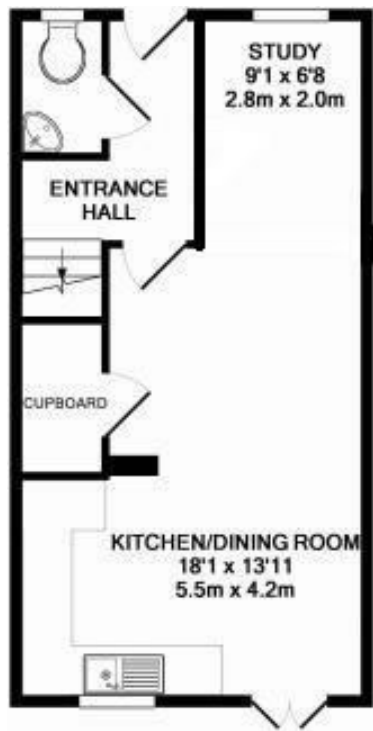
Outside to the rear, the Garden is mainly laid to patio and artificial grass to provide low maintenance and has a sunny southerly aspect. Through the rear gate, two allocated parking spaces can be found and there is also further visitor parking available to the front.

Location

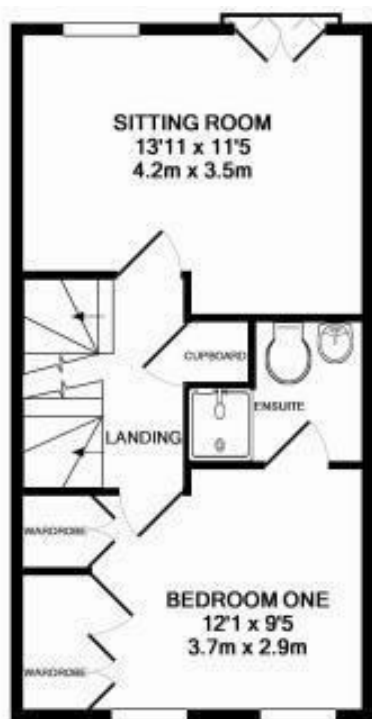
Located to the north east of the Town Centre, North Bersted is a popular area amongst families due to the fantastic range of facilities on offer, which include a variety of Schools, Sports Facilities, Gyms, Supermarkets, Retail Estates, Shops, Pubs, Fast Food Outlets and many more! There is also a regular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







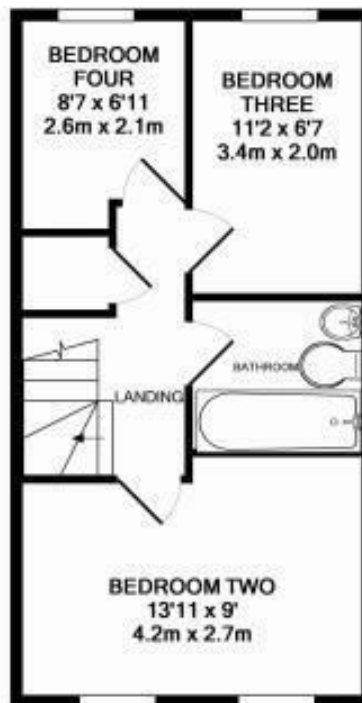
GROUND FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1133 SQ.FT. (105.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

Additional Information:

- The Council Tax Band is D
- The Loft is partially boarded

Notes:

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Viewing Strictly By Appointment Through Whitlocks Estate Agents



NOTE: Gas or electric appliances, boiler, central heating system or any other services or appliances which may be at the property have not been tested.

IMPORTANT NOTICE - PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, Whitlocks Estate Agents wishes to inform prospective purchasers that these sales particulars have been prepared in good faith too give a fair overall view of the property. We have not undertaken a structural survey, nor tested any of the services, appliances, equipment or facilities to check they are in good working order. Any area, distances, measurements or floor plans are given and referred to as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a purchase please contact the office for further information. All measurements are approximate and should not be relied upon for carpets and furnishings.



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