



31 Church Lane, South Bersted

An end of terraced house conveniently situated in South Bersted and within easy access to the town centre of Bognor Regis.



- ▶ End of Terraced House
- ▶ Kitchen/Breakfast Room
- ▶ Two Double Bedrooms
- ▶ Gas Fired Central Heating and Double Glazing
- ▶ Garage in Nearby Compound
- ▶ Sitting/Dining Room
- ▶ Ground Floor Cloakroom with WC
- ▶ Family Bathroom
- ▶ Westerly Facing Rear Garden
- ▶ No Onward Chain

This home would make an ideal first time buy or investment purchase.

The accommodation briefly comprises sitting/dining room with understairs storage cupboard, kitchen/breakfast room with door to rear lobby with built-in storage cupboard, door giving access to the rear garden and a cloakroom with WC.

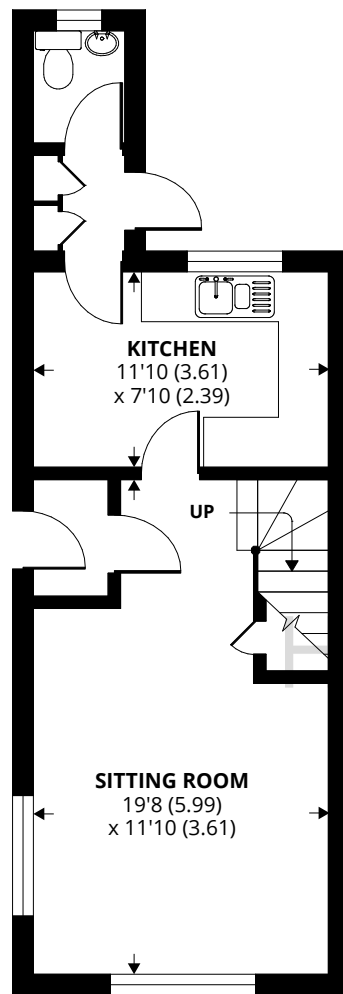
The first floor comprises two double bedrooms, both with recessed wardrobe cupboards, and a family bathroom and airing cupboard.

Outside, the front garden is landscaped for ease of maintenance. The westerly facing rear garden is mainly laid to lawn with flower borders and patio area. There is side gated access to the front and rear gated access to the garage compound where the single garage is located.

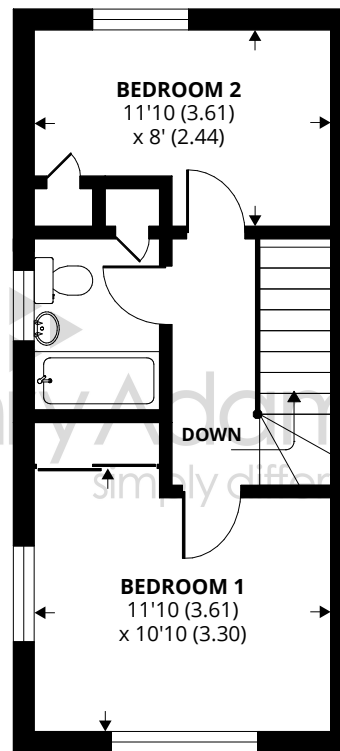
A viewing is highly recommended to appreciate the deceptively spacious accommodation.

Council Tax Band: C

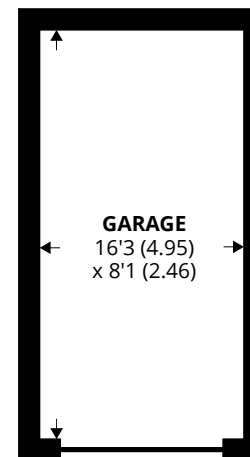




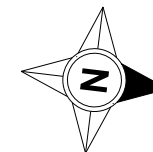
GROUND FLOOR



FIRST FLOOR



GARAGE
16'3 (4.95)
x 8'1 (2.46)



Approximate Area = 701 sq ft / 65.1 sq m

Garage = 133 sq ft / 12.4 sq m

Total = 834 sq ft / 77.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Located to the north of Bognor Regis town centre in the parish of Bersted with its local precinct shopping conveniences within walking distance. Bersted has excellent access to the A259 to the Cathedral City of Chichester and the seaside town of Bognor Regis. There are regular bus services to both Bognor Regis town centre and Chichester. Bognor Regis has a mainline railway station, precinct shopping facilities and a range of cafes, bars and restaurants plus the beach and promenade.

Directions

From Bognor Regis railway station proceed along Longford Road until reaching the large roundabout. Take the A259 exit and at the traffic lights, turn into Bersted Street. Church Lane is the first turning on the left and No 31 can be seen on the left hand side.

11/10/23

