



21 Herdwick Lane, Bersted

A detached family home situated on Rookery Park which is a new development of only 50 homes in Bersted.



- ▶ **Detached Family Home**
- ▶ **Kitchen/Dining Room**
- ▶ **Three Bedrooms with En-Suite to Bedroom One**
- ▶ **Garage and Driveway**
- ▶ **Suitably positioned to Chichester and Bognor Regis**
- ▶ **Dual Aspect Sitting Room**
- ▶ **Ground Floor Cloakroom with WC**
- ▶ **Gas Fired Central Heating via Radiators**
- ▶ **Enclosed Rear Garden**
- ▶ **Balance of NHBC Guarantee**

This well presented and recently built detached house offers generous contemporary accommodation.

The accommodation briefly comprises, a welcoming entrance hall leading to the cloakroom with WC, dual sitting room with feature bay window and pleasant views across a small greensward, sociable open plan kitchen/dining room with a host of quality integrated appliances, there are French doors leading directly out to the rear garden from the dining area.

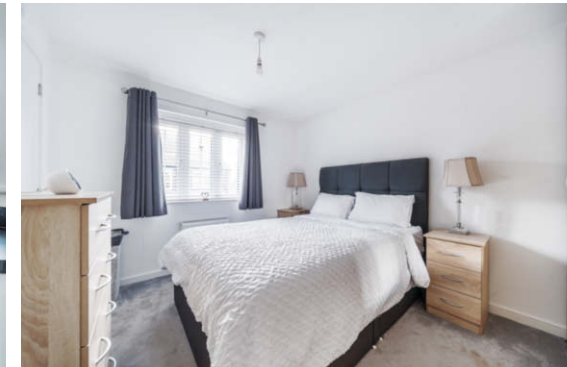
The first floor consists of a landing with a generous storage cupboard, three bedrooms with en-suite shower room to bedroom one. The family bathroom is fitted with a contemporary suite with bath, shower over, WC and basin.

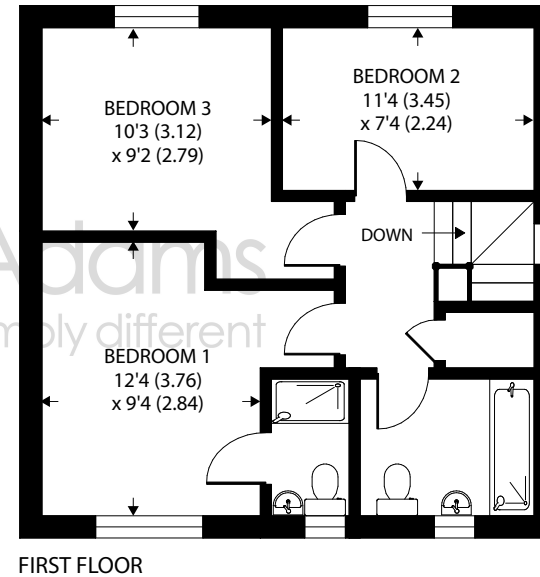
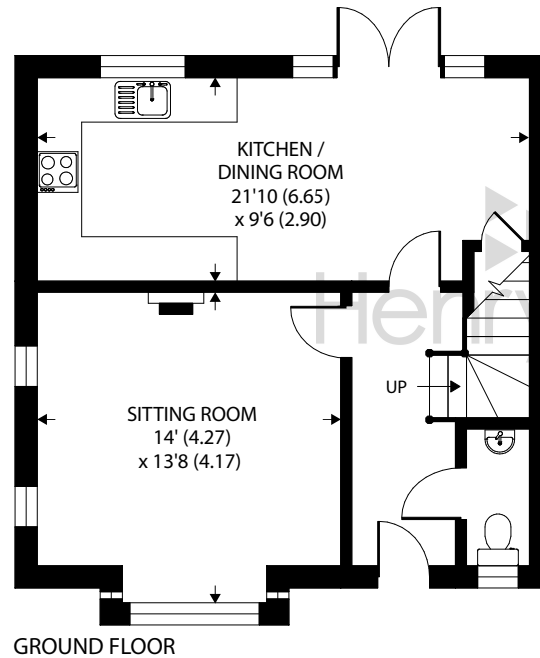
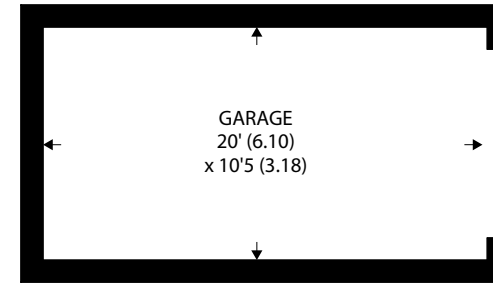
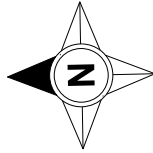
Outside, the rear garden is mainly laid to lawn with patio area and gated access to the driveway which has an electric vehicle charging point. The driveway provides ample parking and leads to a generous size single garage with power and light.

A viewing is thoroughly recommended to appreciate the convenient location, together with its presentation and well thought out accommodation.

Estate Charge: We understand the estate charge is approximately £366.36 p.a.

Council Tax Band: D





Approximate Area = 1195 sq ft / 111 sq m (includes garage)

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

The property is situated in the popular residential area of Rookery Park in Bersted. There is excellent access via the A259 to both the cathedral city of Chichester with its precinct shopping facilities, a range of cafes, bars, restaurants and the renowned Chichester Festival Theatre. The seaside town of Bognor Regis with the beach, promenade and mainline railway station to London Victoria and the 'out of town' shopping centre in Bersted is also easily accessed with Next, Marks & Spencer's and the major supermarkets.

What3Words: Keen.stir.exist

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