



24 Central Drive, North Bersted

An extended terraced family home offering generous accommodation throughout and offered with no onward chain.



- ▶ **Extended Terraced House**
- ▶ **Kitchen**
- ▶ **Ground Floor WC**
- ▶ **Family Bath/Shower Room**
- ▶ **No Onward Chain**
- ▶ **Sitting Room open plan to Dining Area**
- ▶ **Gas Fired Central Heating and Double Glazing**
- ▶ **Three Double Bedrooms**
- ▶ **South Facing Rear Garden with Workshop**

This home has been significantly extended, forming a rear extension giving a larger dining area and kitchen, together with a loft extension giving the third double bedroom. The property does require some updating and benefits from gas fired central heating and double glazing. The rear garden is approximately 50ft in length.

The accommodation briefly comprises a welcoming entrance hallway, sitting room with feature bow window and open plan to the extended dining area with sliding door giving access to the rear garden and kitchen with door giving access to the rear garden. There is a useful cloakroom with WC under the stairs.

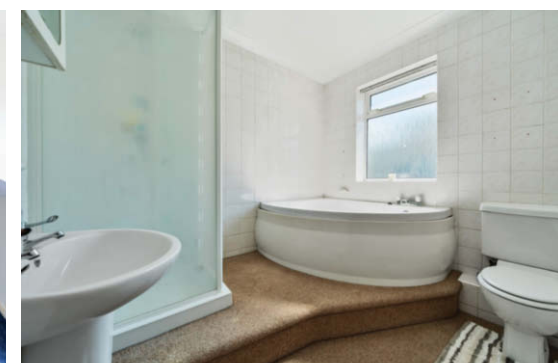
On the first floor, there are two double bedrooms and larger than average family bathroom with corner bath, separate shower cubicle with mixer shower plus WC.

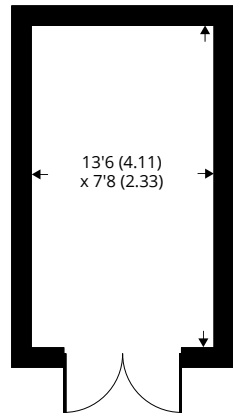
Further stairs lead to the second floor landing with storage cupboard and door to the third double bedroom.

Outside, the south facing rear garden is laid to lawn with patio area, workshop with power and light. There is also rear gated access.

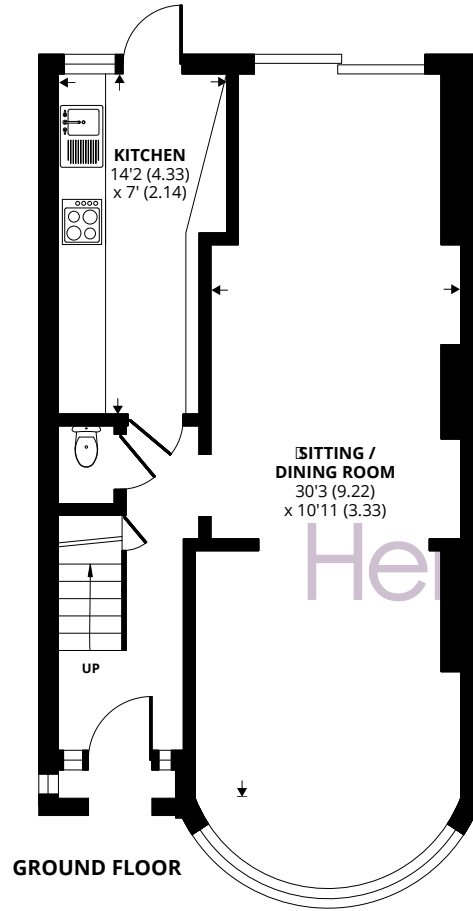
A viewing is recommended to appreciate the size of accommodation on offer.

Council Tax Band: C





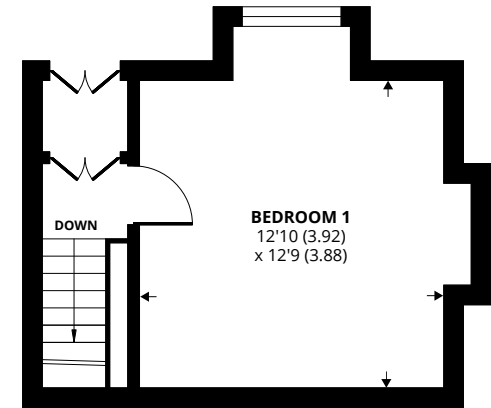
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1188 sq ft / 110.3 sq m

Outbuilding = 103 sq ft / 9.5 sq m

Total = 1291 sq ft / 119.8 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

The property is located north of the town centre of the seaside town of Bognor Regis in a popular residential area, conveniently located for the Bersted parade of shops and Tesco Express. Frequent bus services pass nearby that give access to the town centre of Bognor Regis, with its mainline railway station, precinct shopping facilities, the beach and promenade and the Cathedral City of Chichester.

What3Words ///lost.civic.keeps

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