



12 Finch Gardens, Bersted

End of terrace house set on a corner plot and offered with no onward chain.



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EPC C

- ▶ End of Terraced House
- ▶ Fitted Kitchen
- ▶ Family Bathroom
- ▶ Generous Garden
- ▶ Close to Shops
- ▶ Sitting Room/Diner
- ▶ Two Double Bedrooms
- ▶ Double Glazing and Gas Fired Central Heating
- ▶ Cul-de-Sac Location
- ▶ No Onward Chain

A bright house located in a quiet cul-de-sac in Bersted.

This two double bedroom house overlooks a small green and the accommodation briefly comprises, entrance porch, sitting/dining room, fitted kitchen with access to the rear garden. The first floor comprises, landing with useful storage cupboard, two double bedrooms and bathroom with WC.

Outside, the rear garden is predominantly laid to lawn and continues down the side of the house. Gated access to the continuation of the side garden and front garden.

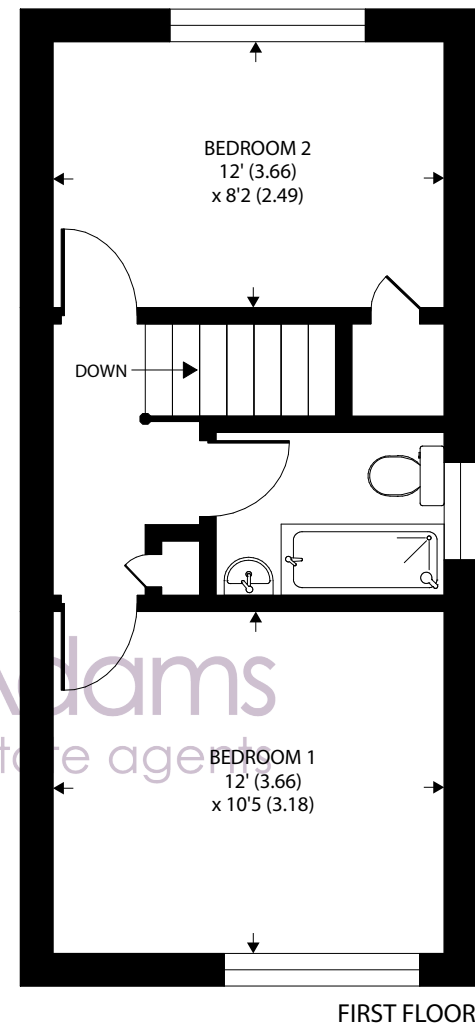
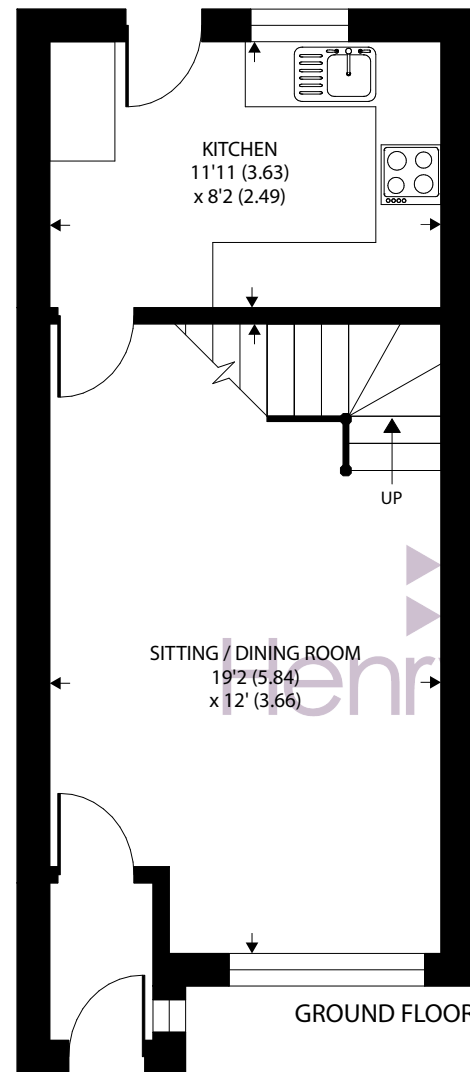
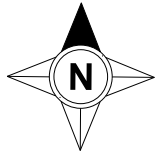
There is potential for a side extension, subject to the usual planning consents and building regulations.

A viewing is recommended to appreciate the bright accommodation and quiet location.

Agents Note: We understand there is lapsed planning consent for a two storey side extension.

Council Tax Band: B





Approximate Area = 680 sq ft / 63.2 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 in a residential area on the outskirts of Bognor Regis and benefits from local shops that can be found at North Bersted where bus services pass nearby giving access to the town centre of Bognor Regis and also the Cathedral City of Chichester, which offers a rich variety of cultural and leisure facilities including the famous Chichester Festival Theatre.

What3Words ///gently.slam.bleat

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To arrange a viewing call **01243 842123** View details online at henryadams.co.uk