






## 32 Sonning Crescent, Bersted Park

An immaculately presented and spacious semi-detached house situated on the Berkeley development of Bersted Park.

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- ▶ **Superb Semi-Detached Family Home**
- ▶ **Generous Sitting Room**
- ▶ **Principal Bedroom with En-suite and Dressing Area**
- ▶ **Quality Fitted Family Bathroom**
- ▶ **Garage and Off-Road Parking**
- ▶ **Entrance Hall with WC**
- ▶ **Well Appointed Kitchen/Breakfast Room**
- ▶ **Three Further Bedrooms**
- ▶ **Landscaped Rear Garden**
- ▶ **No Onward Chain**

This extremely well presented and spacious semi-detached house has been finished to a high specification, situated in a desirable location on the Berkeley development of Bersted Park.

The accommodation is configured over three floors and comprises welcoming entrance hall with WC, spacious sitting room with double doors giving access to the rear garden, quality fitted kitchen with stylish units and integral appliances and space for table and chairs onto the bay window.

The first floor comprises landing with useful storage cupboard, three well-proportioned bedrooms plus family bathroom.

The second-floor landing has a built-in cupboard housing the boiler and door to the principal bedroom, which offers a contemporary style en-suite shower room, WC, wash basin and a walk-in shower, together with a dressing area with built-in wardrobe cupboards.

Estate Charge: We understand the estate charge is approximately £227 p.a.

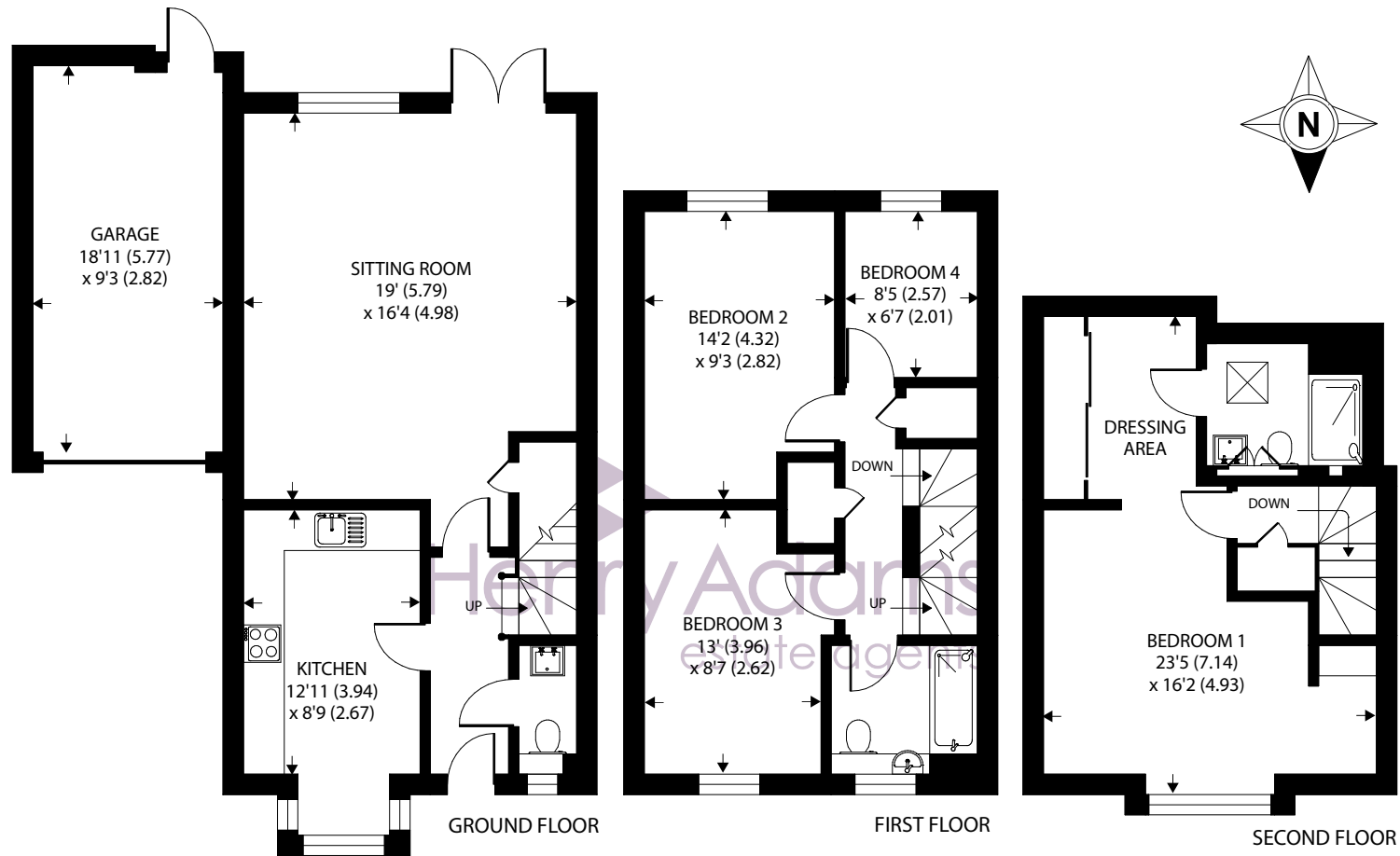
Council Tax Band: D

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Approximate Area = 1352 sq ft / 125.6 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 1527 sq ft / 141.8 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.

Outside, the property has the benefit of a garage with power and lighting, pitched roof which can be utilised for further storage and personal door from the rear garden. The rear garden is a particular feature of the property, having undergone a full landscape, with patio, decking and laid to artificial lawn for ease of maintenance, gated rear access.

A viewing is thoroughly recommended to appreciate its generous accommodation, together with its immaculate presentation.

### Location

The property is in a desirable location close to the seaside town of Bognor Regis. There is a primary school, trim trail, village green and landscaped open space with lake walk and sporting facilities. The Cathedral City of Chichester is ideally located for Goodwood and famous for horseracing, the world renowned Festival of Speed and Revival motor sport events. 13/11/24

What3Words strict.tells.baked

