



## 18 Potters Way, Bersted

A spacious detached bungalow constructed in 2020 within a small development in Bersted.

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- ▶ **Detached Bungalow**
- ▶ **Spacious Entrance-way with Walk-in Storage Cupboard**
- ▶ **Larger than average Bath/Shower Room**
- ▶ **Westerly Facing Rear Garden**
- ▶ **Generous Single Garage**
- ▶ **Open Plan Sitting/Diner/Kitchen**
- ▶ **Two Double Bedrooms**
- ▶ **Double Glazing and Gas Fired Central Heating**
- ▶ **Driveway providing Ample Parking with Electric Charging Point**
- ▶ **Nestled at the End of a Cul-De-Sac**

This well presented and recently built detached bungalow offers bright and spacious accommodation throughout.

The accommodation briefly comprises, welcoming entrance hallway with walk-in storage cupboard, triple aspect open plan sitting/diner/kitchen with integral appliances, two double bedrooms and bathroom with separate shower cubicle.

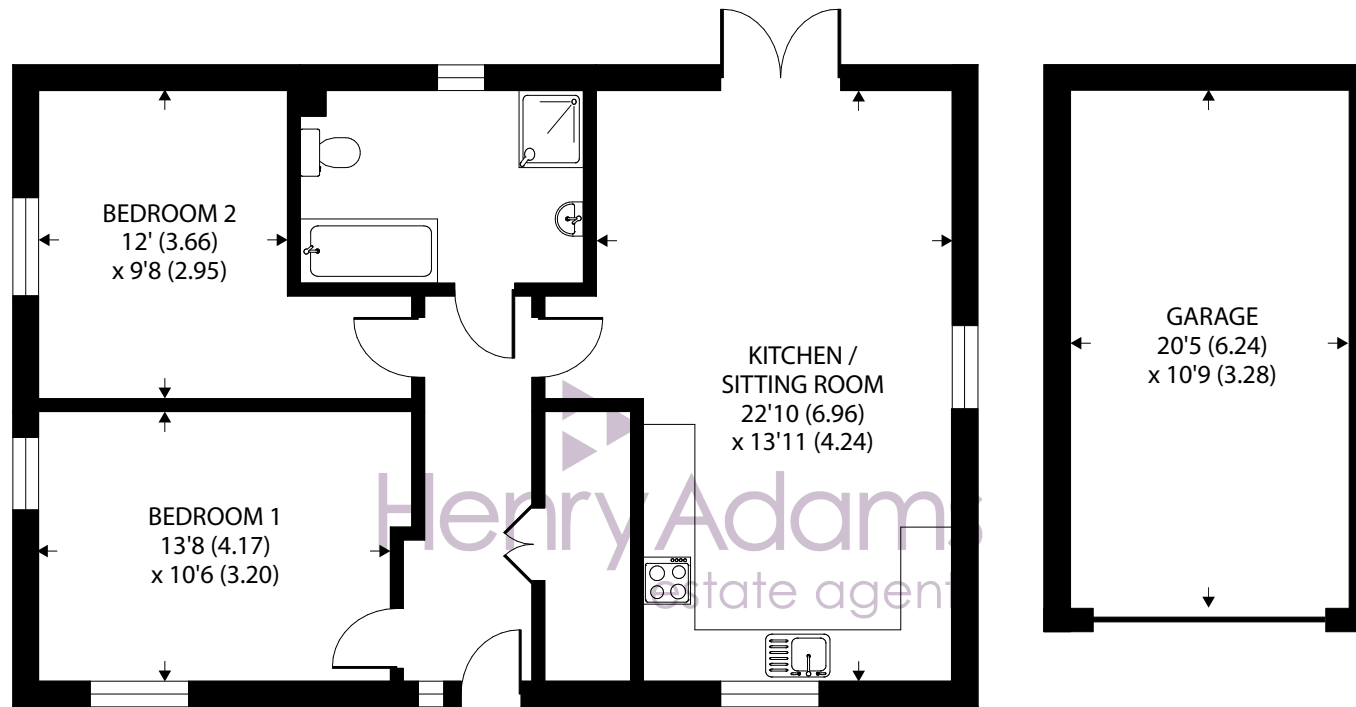
Outside, the westerly facing rear garden is predominantly laid to lawn, with part covered decking area, external water supply and gated side access to the driveway, which provides ample parking and leads to a generous single garage, having power and lighting. The front garden is bordered by newly planted shrubs and allows for further off-road parking.

A viewing is recommended to appreciate the convenient location and spacious living on offer.

Estate charge: We understand the estate charge is approximately £469.44 per annum.

Council Tax Band: D





GROUND FLOOR

Approximate Area = 816 sq ft / 75.8 sq m

Garage = 227 sq ft / 21 sq m

Total = 1043 sq ft / 96.8 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 situated in the popular residential area of 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.

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