



52 North Bersted Street, Bognor Regis

Guide Price £500,000

 **Henry Adams**
estate agents

52 North Bersted Street

- Detached House
- Requires Modernisation
- Good Size Plot
- 3 Reception Areas
- Five Bedrooms
- Two Bathrooms
- Lovely Parquet Flooring through the Ground Floor
- Double Garage and additional Storage Room
- Ample Off-Street Parking

This substantial detached house presents an exceptional opportunity for those seeking to create a bespoke family home, occupying a generous plot and offering extensive accommodation throughout. The property, while requiring modernisation, boasts an impressive footprint and a highly versatile layout, making it ideal for growing families or those desiring ample space for entertaining and home working.

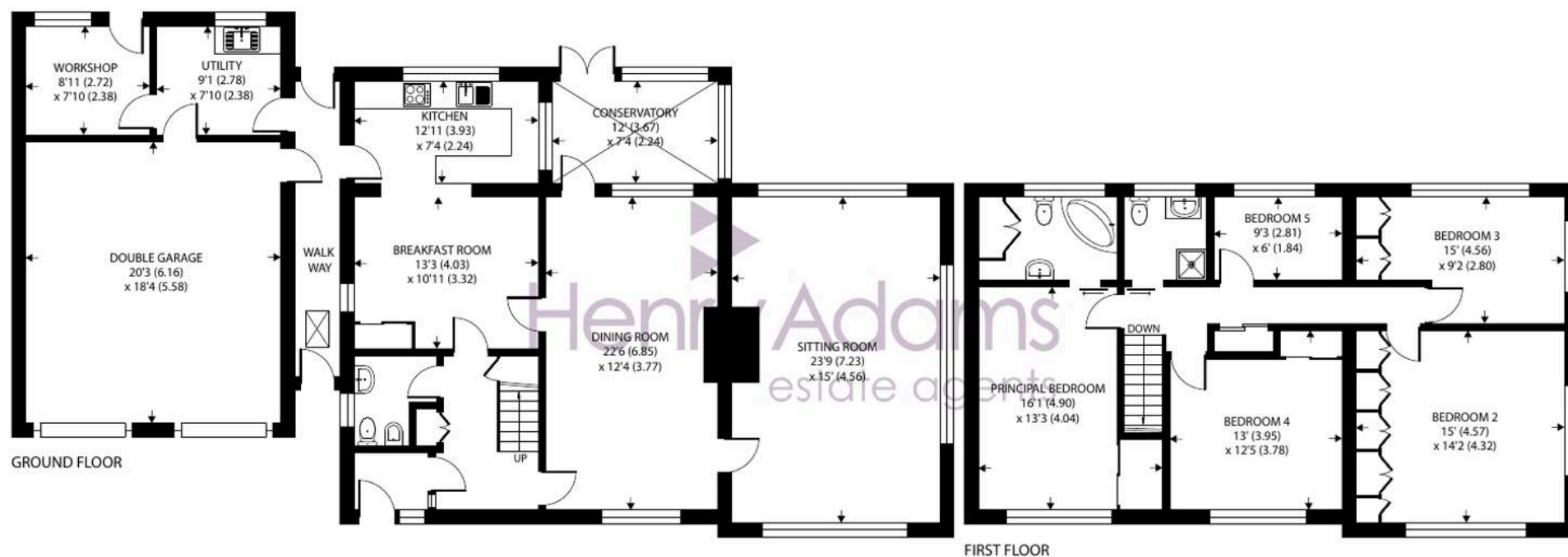
Upon entering, you are greeted by a wide hallway that leads to ground floor rooms, each benefiting from attractive parquet flooring that runs seamlessly throughout the ground floor, lending a sense of character and warmth. The kitchen area requires replacing, while the reception rooms provide flexible options for formal dining, relaxed living and a home office or playroom as required.

Upstairs, the house features five spacious bedrooms, ensuring plenty of room for family members and guests alike, with a large principal bedroom with en-suite, a family bathroom and four further bedrooms.









North Bersted Street, Bognor Regis

Approximate Area = 2134 sq ft / 198.2 sq m (excludes walk way)

Garage = 522 sq ft / 48.4 sq m

Total = 2656 sq ft / 246.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Henry Adams. REF: 1393238

The property further benefits from a large double garage, providing secure parking and additional storage, complemented by a separate storage room that could be adapted for a variety of uses (such as a workshop or hobby space). Ample off-street parking to the front of the property ensures convenience for multiple vehicles and visitors. With its impressive scale and enormous potential, this house represents a rare chance to acquire a home that can be tailored to your exact needs and preferences. The layout is ideal for those who value generous living spaces and the flexibility to adapt rooms to changing family requirements. Whether you envision open-plan living areas, a luxurious principal suite or dedicated spaces for work and leisure, this property offers the canvas for your vision.

Situated in the small hamlet of Bersted surrounded by many character thatched cottages and easy access onto the A259 for both the seaside town of Bognor Regis, with its mainline railway station, promenade and precinct shopping facilities and the cathedral city of Chichester. North Bersted Street is a no-through road with a small coppice woodland.

What3Words ///learns.awake.lied

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.