A beautifully presented Semi Detached House constructed in 2014 and offering modern accommodation throughout with the benefit of 7 years warranty remaining on the NHBC guarantee. On the Ground Floor there is a spacious Entrance Hall which leads to the modern Cloakroom, modern fitted Kitchen / Breakfast Room with integral appliances, and the very generous size Lounge / Dining Room with views and access to the rear garden. On the First Floor there are three generous size Bedrooms, the Master Bedroom benefits from a modern Ensuite Shower Room and fitted wardrobes with sensor led lighting, the two additional Bedrooms offer stunning views over the Lake located at the rear of the property. A modern family Bathroom is also located on the First Floor. Further benefits include UPVC double glazing, underfloor heating, gas fired central heating and ample storage space. Outside to the Rear, the Garden has a peaceful and tranquil feel as its located near a Lake where a variety of wildlife can be found and even heard from the garden, the garden is low maintenance, westerly facing and mainly laid to lawn with a Detached Shed. To the Front there is private allocated parking providing off road parking for two vehicles. Located on the outskirts of Chichester and within a short walk to a variety of amenities including the new Barton’s Primay School, a Community Centre, Play Parks, Bus Links and many more. Viewing highly recommended.

23 Ruskin Avenue, North Bersted, Bognor Regis, West Sussex, PO21 5BW
£305,000 | Freehold
Entrance

Entrance Hall
Spacious entrance hall with doors to the kitchen / breakfast room, lounge / dining room and cloakroom. Stairwell to the first floor landing. Tiled flooring. Underfloor heating. Recess ceiling lights.

Cloakroom

Kitchen / Breakfast Room
Front aspect UPVC double glazed window. Modern fitted kitchen with one and a half bowl stainless steel sink unit with mixer taps over and drainer to the side. Range of wall and base units with roll top work surfaces and tiled splash back. Integrated and concealed washer dryer, dish washer and fridge freezer. Wall mounted oven and integral electric hob. Recess and under counter lighting. Tiled flooring with underfloor heating. Telephone point. Space for breakfast table and chairs.

Lounge / Dining Room
Rear aspect UPVC double glazed windows and UPVC double glazed patio doors providing lovely views and access to the rear garden. Television points. Telephone point. Door to a deep under stair storage cupboard with the benefit of power, lighting, a telephone point, wall mounted electric meter and fuse board. Under floor heating.

First Floor Landing
Spacious landing with doors to the bedrooms and bathroom. Door to a deep airing cupboard housing the boiler. Access to the loft space. Recess ceiling lights. Radiator.

Bedroom One
Front aspect UPVC double glazed windows. Double built in wardrobe with sliding doors and feature, sensor led lighting. Radiator. Television point. Door to:

En-Suite
Front aspect UPVC double glazed window. Modern fitted en-suite with a triple walk in shower cubicle with wall mounted shower and fitted screen door. Concealed W.C and wall mounted wash hand basin with mixer taps over and draw space below. Heated towel rail. Extractor fan, recess ceiling lights and a shaver point.

Bedroom Two
Rear aspect UPVC double glazed window with lovely views over the lake and wildlife. Radiator.

Bedroom Three
Rear aspect UPVC double glazed window with lovely views over the lake and wildlife. Radiator.

Bathroom
Side aspect UPVC double glazed window. Modern fitted bathroom with a panel enclosed bath with mixer taps over and wall mounted shower attachment. Concealed W.C and wall mounted wash hand basin with mixer taps over and draw space below. Heated towel rail. Tiled walls and flooring. Extractor fan, recess ceiling light and shaver point.

Outside
Rear
Westerly facing enclosed rear garden, mainly laid to lawn and backing onto the lake where a variety of wildlife can be found and heard. Patio area providing space for table and chairs. Detached timber shed. Gated access leading to the front. Security light.

Front
Low maintenance front garden. Pathway leading to the entrance.

Driveway
Private off road parking for two vehicles.