
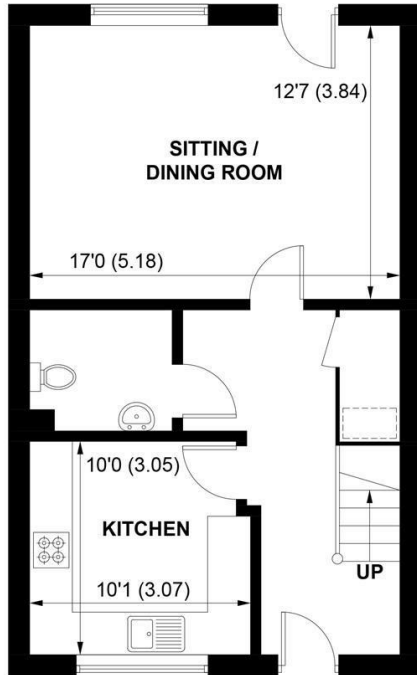




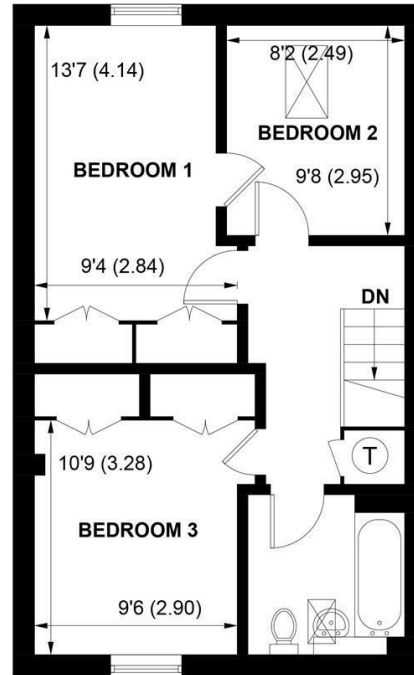
9 WINSTON CLOSE, NORTH BERSTED, WEST SUSSEX, PO21 5DE



 = Reduced headroom below 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 993 SQ FT / 92.3 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams**

£280,000 Freehold

9, WINSTON CLOSE,
NORTH BERSTED,
WEST SUSSEX, PO21 5DE

- End Of Terrace House
- Three Bedrooms
- Lounge/Diner
- Spacious Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Secluded Garden
- Allocated Parking
- Quiet Location

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

This three bedroom end of terrace house is located in a quiet location within Bersted, close to local amenities and public transport links. The Cathedral City of Chichester can be found under 5 miles away and boasts a comprehensive shopping centre with popular restaurants, bars and cafes.

The property is well presented throughout and has been refurbished in recent years. The accommodation comprises a spacious hallway which leads to the kitchen, with a range of base and eye level units, large downstairs cloakroom and to the rear is the full width lounge/diner, with a door leading to the garden.

The first floor has a white suite family bathroom, with shower over bath and three double bedrooms, with the master offering ample built-in wardrobes.

Outside, to the rear is a secluded garden which is mainly laid to lawn, with a paved seating area and a garden shed. To the front is allocated parking for two cars and a further garden which is also laid to lawn.

There is a monthly maintenance contribution of £43 PCM this will cover the maintenance of the private road.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

Heading South from Chichester on the A259 towards North Bersted take the third exit at the roundabout. Continue along the B2259 and take the third right onto New Barn Lane, take the first left onto Winston Crescent and follow the road around and turn left into Winston Close.

