



53 Lakeland Avenue, North Bersted PO21 5FA

£300,000 Freehold



3 Bedrooms



1 Bathroom



1 Reception Room



Sims Williams

## Key Features

- Well-Presented Three-Bedroom Home
- Popular Modern Development
- Spacious And Versatile Living
- Modern Fitted Kitchen
- Lounge/Diner With Garden Access
- Master Bedroom With Built-In Wardrobes
- Stylish Bathroom
- Private Rear Garden
- Close To Schools And Amenities

## EPC Rating

Current = B

Potential = A

## Council Tax Band

Band = C

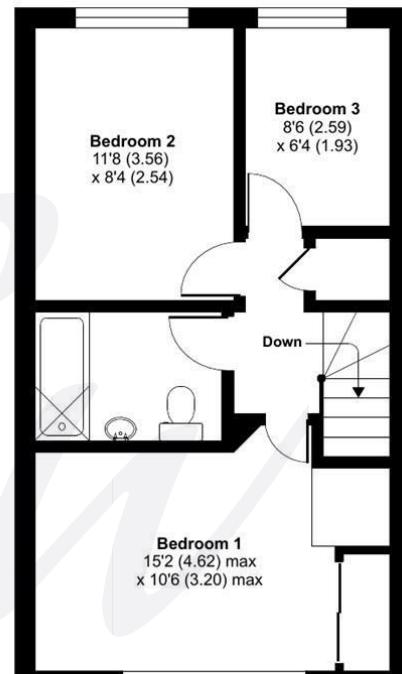
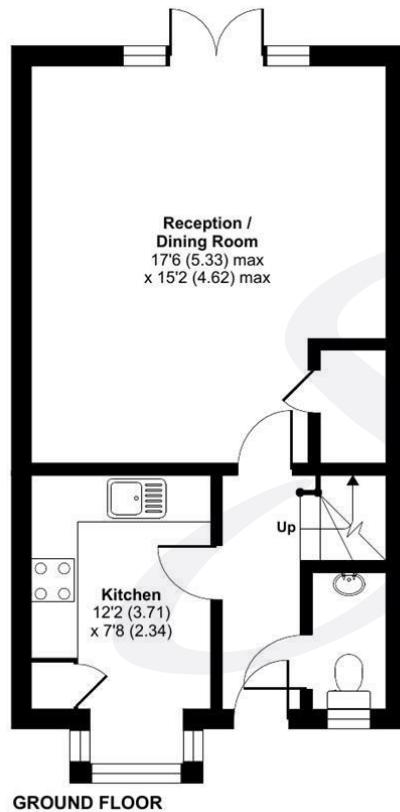
## Tenure - Freehold

Estate Charges: Approx £300 per annum



Approximate Area = 843 sq ft / 78.3 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). ©nichecom 2025.  
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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.