

The logo consists of the letters 'Sw' in a stylized, cursive, gold-colored font on a dark blue square background.

Sims Williams



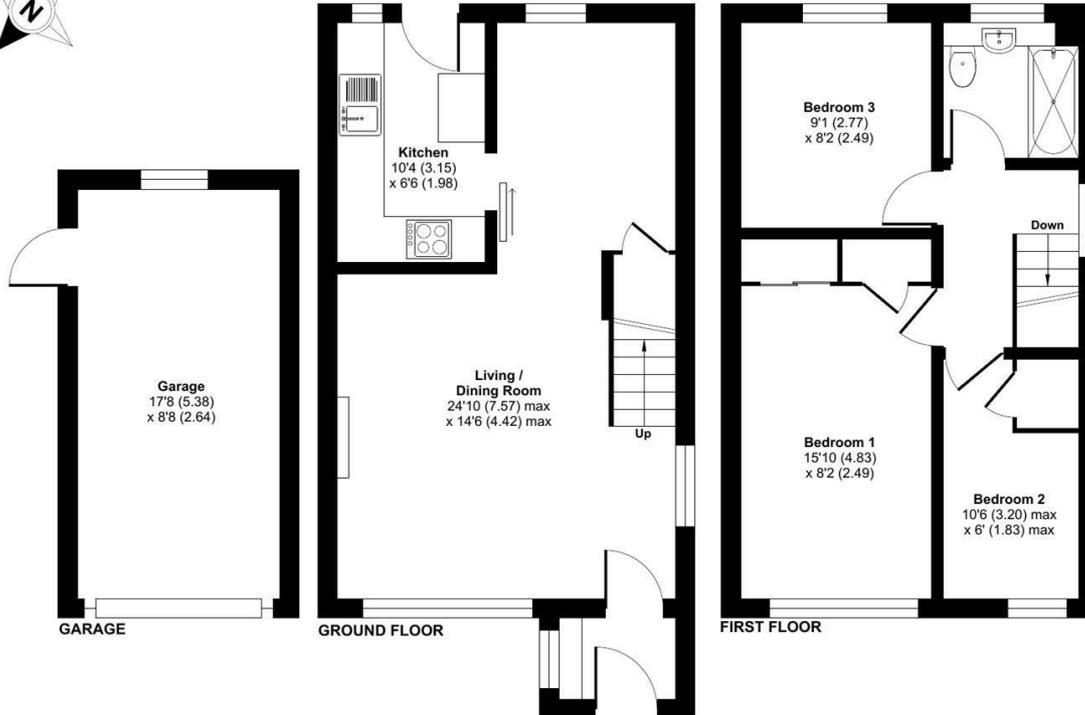
20 CYGNET WALK, NORTH BERSTED, WEST SUSSEX, PO22 9LY

Approximate Area = 742 sq ft / 68.9 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 895 sq ft / 83.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sims Williams. REF: 1189141



BOGNOR REGIS OFFICE

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£300,000 Freehold

20, CYGNET WALK,
NORTH BERSTED,
WEST SUSSEX, PO22 9LY

- End of Terrace House
- Offered Chain Free
- Three Bedrooms
- Kitchen
- Lounge/Diner
- Bathroom
- Large Side Plot
- Garage & Parking
- Quiet Cul-De-Sac

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = C

The property is found on a quiet cul-de-sac within a popular development in North Bersted, located to the north of Bognor Regis close to local amenities and public transport links. The historic town of Arundel can be found to the North East of the property with the Cathedral City of Chichester to the North. Goodwood with it's various events including horse racing and Festival of Speed is located to the north of Chichester.

The property is well presented throughout and offers bright a spacious accommodation over two floors.

Upon entering there is a storm porch leading to the sitting room which has ample space for seating. To the rear is a dining area which has views over the garden.

Furthermore, there is a modern kitchen with an integrated hob, oven, space for white goods and a door leading onto the garden.

The first floor has a landing hallway with window, storage cupboard and access to a bathroom with a white modern suite, vanity unit and shower over bath. The first floor also has three bedrooms two of which have built-in wardrobes.

Outside the property boasts a large corner plot which is currently a well cared for mature garden, comprising;

established borders, trees and a lawn. To the rear of the garden there is a courtesy door into the garage - which has an electric up and over metal door and a parking space in front.

The large side plot lends itself to an extension being added to the house, there have been several examples of this in the surrounding roads. This would of course be subject to the necessary planning consents.

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

From Chichester proceed east on the A259 until you reach North Bersted. Proceed over the roundabout and continue until you reach the Royal Oak Public House (known locally as the "pink pub"). Turn left here into North Bersted Street and at the next small roundabout, take the second exit into Rowan Way. Next take the turning into Woodlands Road on the right hand side and then the second left into Cygnet, the property can then be found at the end on your right.

