



**Bell & Blake**  
SALES & LETTINGS

35 Sherwood Road, Bersted, Bognor Regis, West Sussex PO22 9DR

Asking Price £395,000

## 35 Sherwood Road, Bersted, Bognor Regis, West Sussex PO22 9DR



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- › Unique & Charming Deceptively Spacious Detached Cottage
- › 3 Bedrooms
- › 2 Reception Rooms
- › Downstairs WC
- › First Floor Bathroom
- › Westerly aspect rear garden
- › Driveway & Workshop
- › Entrance Hall With Vaulted Ceiling & Galleried Landing
- › Lounge with wood burner

This unique & charming detached cottage offers deceptively spacious accommodation and a Westerly aspect rear garden.


To the ground floor there is a kitchen breakfast room, a dining room, a lounge with wood burner, 1 bedroom and a downstairs WC. To the first floor, there are 2 large bedrooms and a family bathroom. Outside the property has a front garden with driveway, side access to the rear garden, workshop and storage sheds.

An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D



# Sherwood Road

 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**

**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 71.1 sq m / 765 sq ft  
 First Floor = 56.7 sq m / 610 sq ft  
 Total = 127.8 sq m / 1375 sq ft

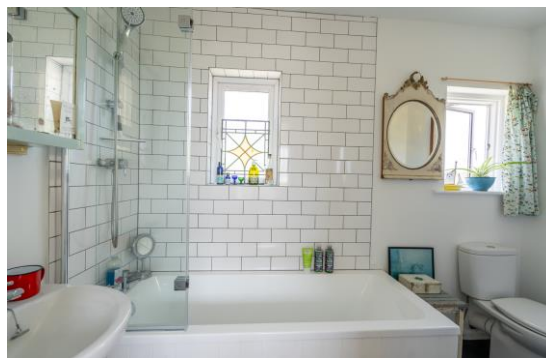


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](http://bellandblake.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	www.epc4u.com	

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