



Bell & Blake
SALES & LETTINGS

37 Norbren Avenue, Bersted, Bognor Regis, West Sussex PO21 5HE

Asking Price £420,000

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- › Detached 1930's House
- › Large Corner Plot (Gardens to the front side and rear)
- › Driveway & Garage
- › 3 Bedrooms
- › Bathroom with separate WC
- › Bay fronted Lounge
- › Dining Room
- › Kitchen Breakfast Room
- › A short walk from shops, bus stops, restaurants, schools, pubs and more.

This detached 1930s house boasts a corner plot, with generous garden areas to the side and rear of the property.

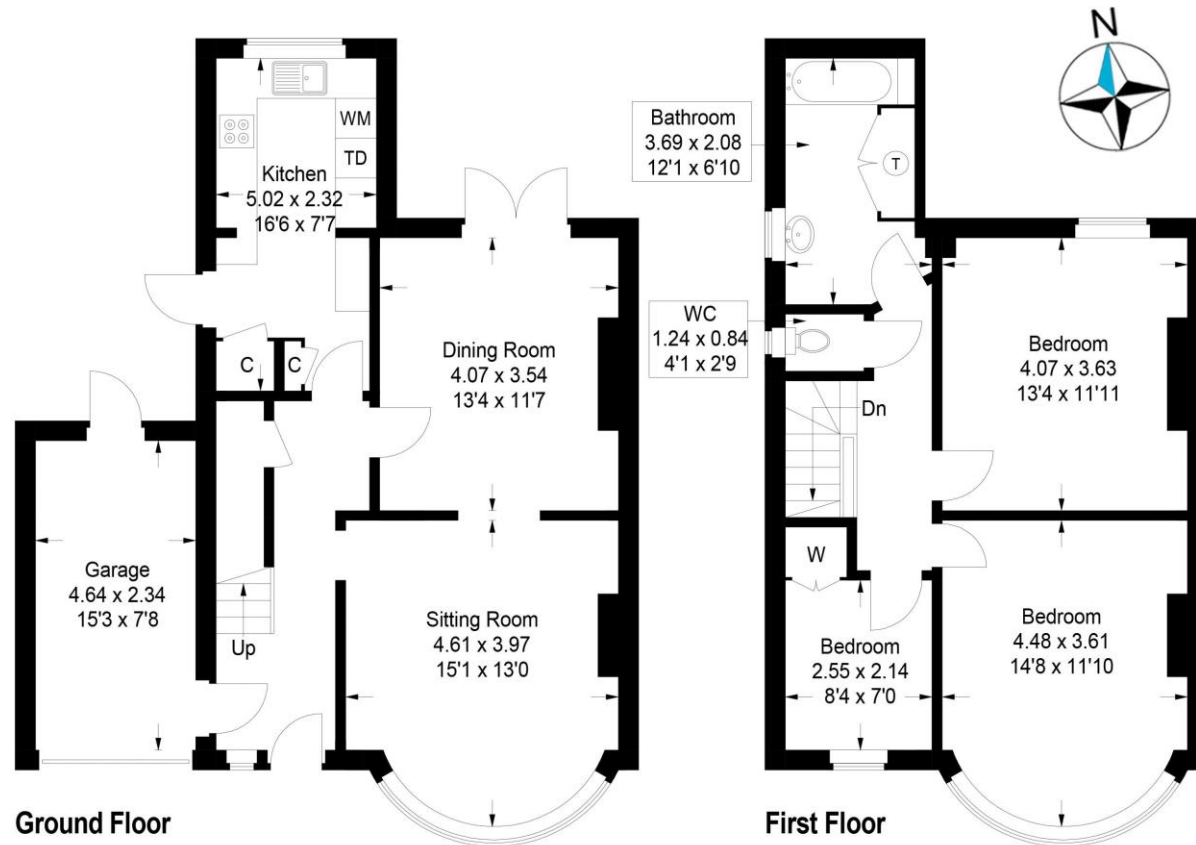
Located in Bersted, this house is approximately 1 mile from Bognor Regis Station & Town Centre, 1.5 Miles from The Beach and around 5 miles from Chichester. To the first floor the house boasts 3 bedrooms and a family bathroom with separate WC, then to the ground floor there is a bay fronted lounge, dining room, kitchen & an integral garage. Outside there are gardens to the front side and rear. The Driveway leads to the garage, there is additional hard standing in the side garden suitable for getting a large vehicle off road.

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

Council Tax Band: D



Norbren Avenue



Approximate Gross Internal Area
 Ground Floor = 55.2 sq m / 594 sq ft
 First Floor = 53.3 sq m / 574 sq ft
 Garage = 11.6 sq m / 125 sq ft
 Total = 120.1 sq m / 1293 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)



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