



324, Chichester Road

North Bersted | Bognor Regis | West Sussex | PO21 5AU

Guide Price £399,950

Freehold

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SZ419 - 02/25

Features

- 1920's Detached Residence
- 3 Bedrooms
- Open Plan Kitchen/Dining Room
- 140' Established Rear Garden
- Off Road Parking
- Home Office/Hobbies Room/ Salon
- 1,068 Sq Ft / 99.3 Sq M

This detached 1920's two storey house is offered for sale in good decorative order throughout having been tastefully and sympathetically improved by the current owners and occupies a convenient position with local stores including Tesco Express, bus services, public house and schools within walking distance.

The accommodation in brief comprises: entrance hall, bay fronted sitting room, open plan modern kitchen/dining room at the rear, ground floor wc/utility area, first floor landing, three bedrooms and first floor bathroom. The property also offers double glazing throughout, a gas heating system via radiators and combination boiler (boiler newly installed in 2024), along with an adjoining outbuilding currently utilised as a salon which lends itself to a variety of uses.

Externally there is on-site parking at the front and a superb 140' rear garden.

A storm porch protects the front door with flank double glazed window, which leads into the welcoming entrance hall with a carpeted staircase to the first floor with handrail/balustrade and useful under-stair storage cupboard. From the hallway an open plan walkway leads into the kitchen/dining room at the rear, while a further door leads from the hall through to the sitting room which has a feature double glazed bay window to the front.

The open plan kitchen/dining room creates a great family room and boasts refitted units and work-surfaces incorporating an island/breakfast bar with integrated gas hob and oven, while the kitchen itself also offers a single drainer sink unit, double glazed window and double glazed door to the side, under-stair recess for a free-standing fridge/freezer which houses the electric consumer unit, inset ceiling down lighting and a double glazed window to the rear enjoying the outlook into the rear garden. From the kitchen a be-spoke bi-fold door leads to the rear into the adjoining utility area with close coupled wc, double glazed window to the rear, double glazed door to the side and space and plumbing for a washing machine with cupboard over housing the wall mounted gas combination boiler.





The first floor has a landing with a double glazed window to the side and an access hatch to the loft space. Doors lead from the landing to the three bedrooms and bathroom. Bedrooms 1 and 2 are both good size double rooms, while bedroom 3 is a good size single. The bathroom is positioned at the rear of the property and boasts a modern white suite of 'P shaped bath with dual shower over and fitted shower screen, pedestal wash basin, close coupled wc, modern tiling, an obscure double glazed window to the rear and ladder style heated towel rail.

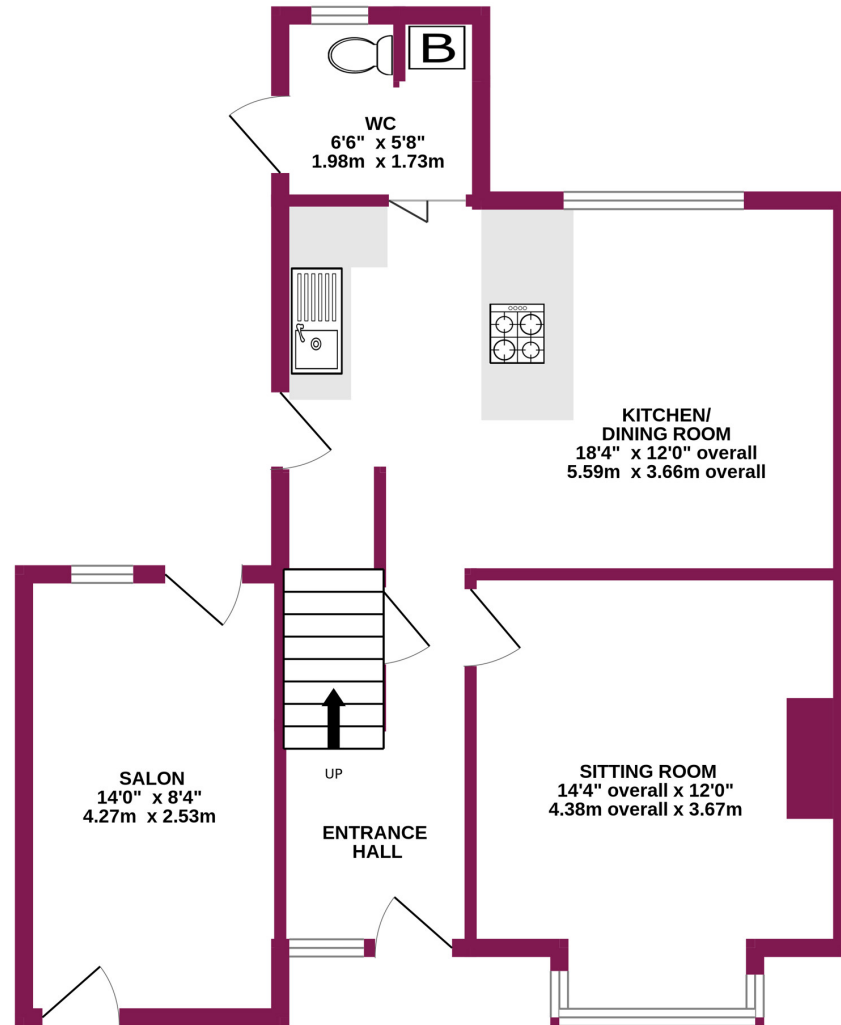
Externally, the property has on-site parking at the front. To the side the former garage has been converted into a functional salon which could lend itself to a variety of uses with doors to the front and rear, a double glazed window to the rear, power, light and a radiator.

The rear garden is a real feature extending to approx 140' being predominantly laid to lawn with sun terraces/patio areas, a decked sitting area, timber store and mature established trees and shrubs.

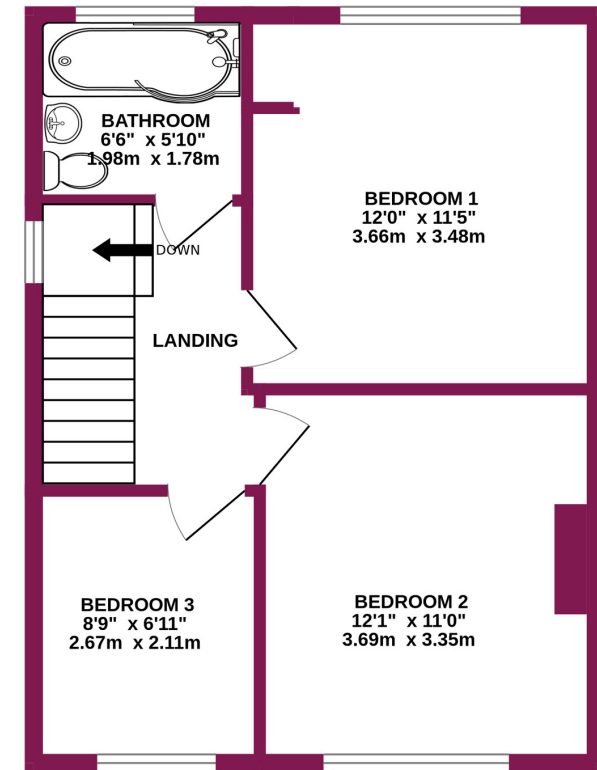
Current EPC Rating: E (47) **Current Tax:** Band D £2,220.64 (Arun District Council/Bersted 2024 - 2025)



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1069sq.ft. (99.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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