

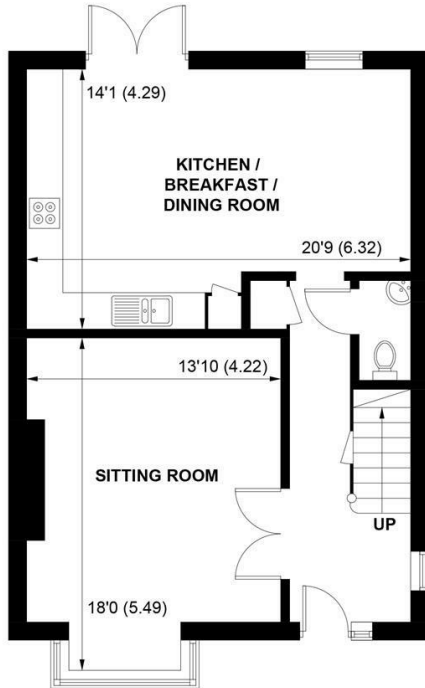


SW

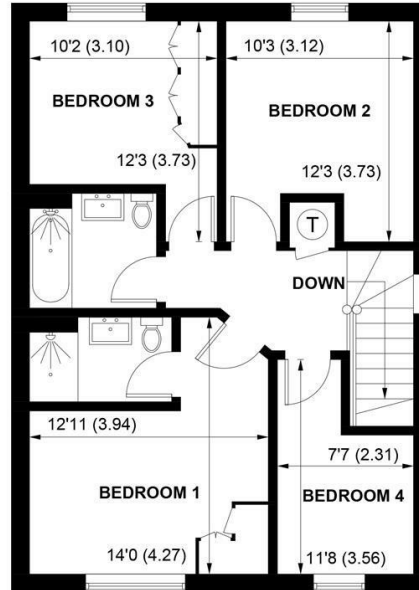
Sims Williams



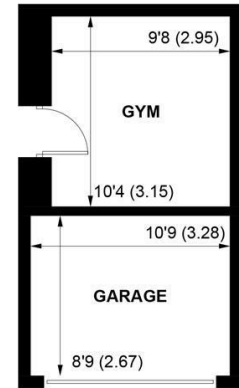
15 POTTERS WAY, NORTH BERSTED, WEST SUSSEX, PO21 5FY



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1271 SQ FT / 118.1 SQ M

GARAGE & GYM = 200 SQ FT / 18.6 SQ M

TOTAL = 1471 SQ FT / 136.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£450,000 Freehold

15, POTTERS WAY,
NORTH BERSTED,
WEST SUSSEX, PO21 5FY

- Detached House
- Four Double Bedrooms
- En-Suite Shower Room To Master Bedroom
- Spacious Kitchen/Diner
- Garage/Store/Gym
- Off Road Parking For Several Cars
- South West Facing Rear Garden
- Remainder Of NHBC Guarantee

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = E

The property is ideally located within close proximity to local amenities as well as public transport links. The Cathedral city of Chichester can be found 6 miles from the property and boasts comprehensive shops, popular restaurants and cultural attractions, such as The Festival Theatre. There is also The Goodwood Estate, which hosts the world renowned Festival Of Speed and Revival meetings as well as horse racing and golf courses.

The accommodation in this modern family home is set across two floors. The spacious sitting room has a feature bay window and an open outlook, as you continue along the hallway there is a cloakroom and storage cupboard.

The generous sized kitchen/dining room is to the rear of the property and has integrated appliances, space for a large dining table and patio doors leading into the rear garden.

Upstairs, off the good size landing, are the four double bedrooms, the master bedroom benefitting from an en-suite shower room and built in wardrobe cupboards. The family bathroom has a bath with a shower over.

Outside, the rear garden, is south-west facing and has a large paved patio area, a raised hard standing area with pergola suitable for seating or a hot tub. The rest

of the garden is laid to lawn with soft play areas. There is also access into the garage which has been divided to provide a gym/office room and storage. To the side of the property is the driveway which has parking for several cars.

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 The Royal Oak Pub (Pink Pub) on the B2259 head north, take the second turning on the left onto Newbarn Lane. Then take the third turning on the left onto Whittaker Grove. Potters Way is the next turning on the right, the property can be found approximately 100 yards on the left hand side.

