



64 CENTRAL AVENUE, NORTH BERSTED, WEST SUSSEX, PO21 5HW



APPROXIMATE GROSS INTERNAL AREA = 1144 SQ FT / 106.3 SQ M

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

£325,000 Freehold

64, CENTRAL AVENUE,
NORTH BERSTED,
WEST SUSSEX, PO21 5HW

- Mid Terraced House
- Three Double Bedrooms
- Lounge with feature Bay Window
- Seperate Dining Room
- En-Suite to Master Bedroom
- Modern Bathroom with Seperate Shower
- Easy to Maintain Rear Garden
- Off Road Parking
- Ideally Located

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Central Avenue is an established tree-lined road within North Bersted, close to popular schools and local amenities. Within close proximity you can find shops, cafes and there is easy access to the A259 and A27. The Cathedral city of Chichester can be found 6 miles from the house and boasts a comprehensive shopping centre and restaurants. To the north is the South Downs National Park, which houses The Goodwood Estate and scenic walks across The Downs.

This family home is set across three floors.

Upon entering through the front door the sitting room with feature bay window and log burner is on the left. Along the hallway is the separate dining room with patio doors onto the rear garden.

The kitchen is to the rear of the property and has a range of eye & base level units with space for white goods.

On the first floor is the family bathroom with bath and separate shower cubicle and two generous sized double bedrooms.

A handy dressing area gives access to the stairs that lead to the master bedroom that benefits from an en-suite shower room and built in storage cupboard.

The rear garden is fully enclosed and is

easy to maintain being fully paved and providing a seating area and garden shed. To the front of the property is off road parking for two 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 Hotham Park roundabout head West along the B2259, at the roundabout continue West taking the 3rd exit onto Chichester Road. Continue along Chichester road until you see Central Avenue on your left where the house can be found approximately 400 yards on your left.

