



Sims Williams



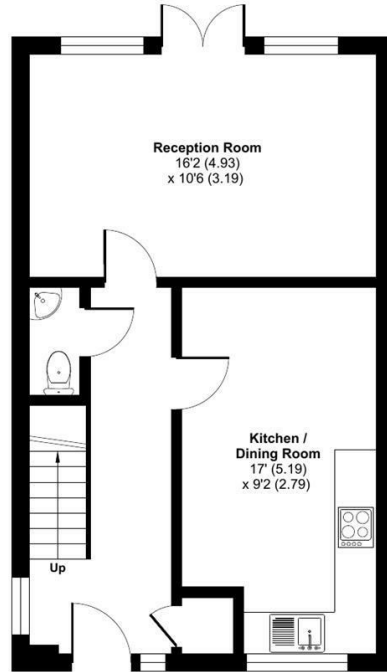
35 POTTERS WAY, NORTH BERSTED, WEST SUSSEX, PO21 5FY



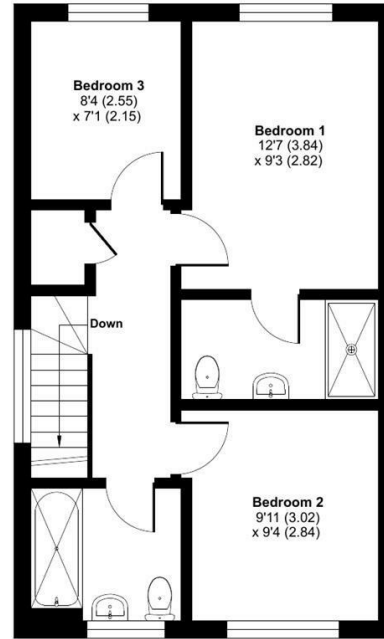
# Potters Way, North Bersted, Bognor Regis, PO21

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1135219



# £335,000 Freehold

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

- Three Bedrooms
- Semi-Detached House
- En-Suite To Master
- Kitchen/Diner
- Sitting Room
- Family Bathroom
- Downstairs Cloakroom
- Allocated Parking
- Modern Development

## 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.

Three-bedroom modern property, well presented throughout, offers bright and spacious accommodation over two floors.

Upon entering, there is a good-sized hallway with a storage cupboard and a downstairs cloakroom. To your right is the kitchen/dining room, which has an array of base and eye-level units as well as ample room for a table.

To the rear of the property is a full-width sitting room with French doors opening onto the garden.

On the first floor, there is a family bathroom and three spacious bedrooms. The master bedroom features an ensuite with a walk-in shower, hand basin and WC.

Outside the property, at the rear, there is a partially walled private garden with a paved seating area, lawn, and storage shed.

Furthermore, the property has two designated car parking spaces located to the side of the house, with additional visitor parking spaces available throughout the estate.

## 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 and continue through around the right hand corner, the road then turns into Potters Way and the property can be found on your right.



