

7 SHAW GARDENS, NORTH BERSTED, WEST SUSSEX, PO21 5EQ

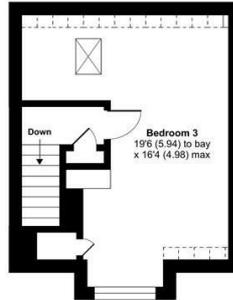
## Shaw Gardens, PO21

Approximate Area = 1219 sq ft / 113.2 sq m

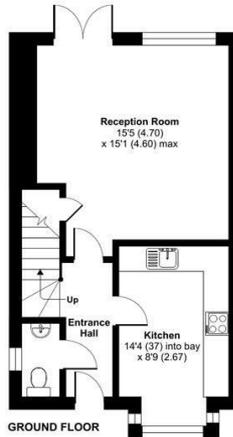
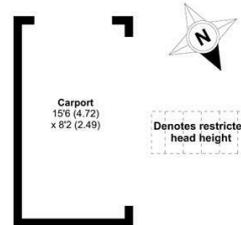
Limited Use Area(s) = 21 sq ft / 2 sq m

Total = 1240 sq ft / 115.2 sq m

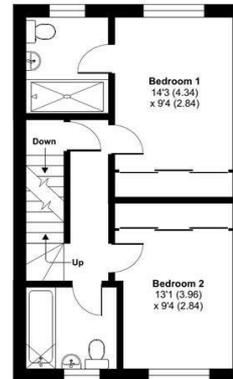
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © ncthem 2024. Produced for Sims Williams. REF: 1139655



# £385,000 Freehold

7, SHAW GARDENS,  
NORTH BERSTED,  
WEST SUSSEX, PO21 5EQ

- End of Terrace House
- Three Bedrooms
- En-Suite to Master
- Kitchen/Breakfast Room
- Sitting Room
- Landscaped Garden
- Car Barn & Parking
- Solar & Battery
- Quiet Close

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

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.

Shaw Gardens is a quiet close situated within the popular modern Berkeleys Home development in North Bersted. It is located close to public transport links and a nature reserve that runs through the centre of the development.

This property has undergone significant improvements since the current owner purchased it. It now features solar panels with the added benefit of battery storage.

Upon entering, there is a hallway with access to the downstairs cloakroom. To your right, there is a kitchen/breakfast room with a range of base and eye-level units, along with integrated appliances. At the rear of the property, there is a good-sized reception room with double doors opening onto the garden. Additionally, there is under-stairs storage where the solar battery is housed.

The stairs have a glass balustrade and lead to the first floor, which includes a family bathroom and two spacious double bedrooms. Both bedrooms have built-in storage, and the rear bedroom has an en-suite shower room.

The second floor has, a sizeable third bedroom with further storage and the potential to create a master suite with another en-suite bathroom.

At the front of the property, there is a car barn with an electric charging point that can accommodate parking for two cars (parked in tandem), located right next to the house, and there is also side access leading to the rear garden. The professionally landscaped rear garden features a water feature, a seating decking area, and well-established borders.

## 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 Bognor Roundabout in Chichester head East along the A259 towards Bognor Regis. Continue along this road until you reach the North Bersted Bypass where you will take the second exit onto Elbridge Crescent. Go straight over the two roundabouts and then turn right onto Lethaby Road and then left onto Ruskin Avenue. Follow the road around the and Shaw Gardens can be found on your left.

