

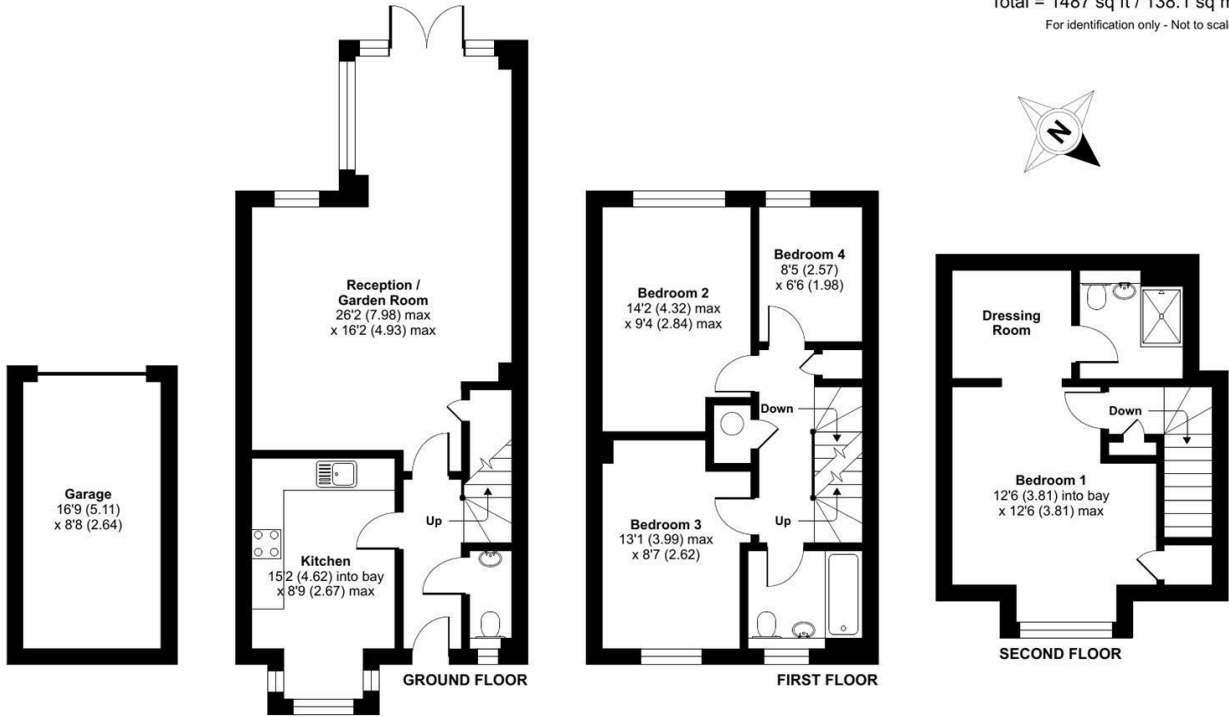
The logo for Sims Williams, featuring the letters 'Sw' in a stylized, white, cursive font on a dark blue square background.

Sims Williams



5 BAILLIE GARDENS, NORTH BERSTED, WEST SUSSEX, PO21 5FG

Approximate Area = 1342 sq ft / 124.6 sq m  
 Garage = 145 sq ft / 13.5 sq m  
 Total = 1487 sq ft / 138.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcom 2024. Produced for Sims Williams. REF: 1194564



# £425,000 Freehold

## 5, BAILLIE GARDENS, NORTH BERSTED, WEST SUSSEX, PO21 5FG

- Semi-Detached House
- Four Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room
- Sitting Room
- Garden Room
- Overlooking Green Space
- Excellent Garden
- Garage & Parking

### EPC RATING

Current = B

Potential = A

### COUNCIL TAX BAND

Band = D

A four-bedroom house situated in the attractive Berkeley Homes Development is now available. The property is conveniently located near local amenities and public transportation. The cathedral city of Chichester is just 6 miles away and offers a wide range of shops, popular restaurants, and cultural attractions, including the festival theatre.

The property is in good condition and offers spacious and bright accommodation over three floors. Upon entering, you will find a hallway leading to the first floor, a downstairs cloakroom, and access to the kitchen/breakfast room, which is equipped with integrated hob and oven and space for a small dining table in the bay window.

At the rear of the property, there is a large open-plan sitting room with a garden room featuring a lofted ceiling and French doors that lead to the garden.

The first floor comprises; a family bathroom, storage cupboards and three bedrooms. Two of the bedrooms are good-sized doubles with space for wardrobes.

The second floor houses a large master suite with ample storage, a dressing area and a modern en-suite shower room.

The property also features a

low-maintenance garden with paved seating areas, established borders and artificial lawn. To the side there is a covered side access for storage.

Furthermore, there is a garage with parking space, located a closeby compound.

We have been advised that there is an estate charge of £260.69 annually.

### 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 double Bersted roundabouts at the Pink Pub take Chichester Road (B2250) towards Chichester. A short way down turn right into The Boulevard, head to the end of the road and turn right at the T junction onto Sonning Crescent. Follow the road to the end and again turn right, onto Leathby Road and continue around until you see Baillie Gardens on your left.

