



Sims Williams

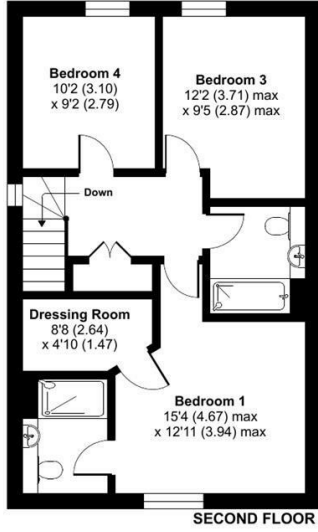
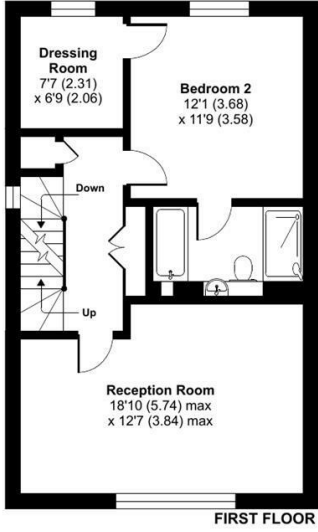
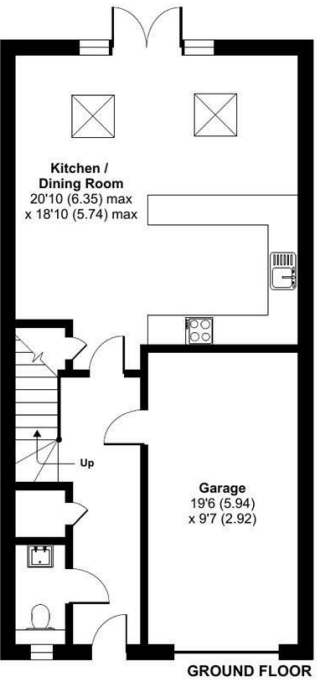


2 MORRIS SQUARE, NORTH BERSTED, WEST SUSSEX, PO21 5FN





Approximate Area = 1728 sq ft / 160.5 sq m  
 Garage = 195 sq ft / 18.1 sq m  
 Total = 1923 sq ft / 178.6 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). © ricscom 2024. Produced for Sims Williams. REF: 1193139



# £500,000 Freehold

2, MORRIS SQUARE,  
NORTH BERSTED,  
WEST SUSSEX, PO21 5FN

- Semi-Detached House
- Four Double Bedrooms
- Two En-Suite Bathrooms
- Spacious Kitchen/Family Room
- Sitting Room
- Family Bathroom
- Walled Rear Garden
- Garage
- Modern Development

## EPC RATING

Current = B

Potential = A

## COUNCIL TAX BAND

Band = E

A four bedroom town house built by award winning "Berkeley Homes". 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 property offers modern, bright and spacious accommodation over three floors.

Upon entering there is a spacious hallway with the cloakroom to the left and the stairs to the first floor. Further along on the right hand side is the internal door to the garage. At the end of the hallway is the generous sized kitchen/family room with a vaulted ceiling and patio doors opening into the rear garden. The kitchen is equipped with a range of base and eye level units and integral appliances.

On the first floor is the master bedroom complete with en-suite bathroom with a separate shower cubicle and dressing room. On the landing is a linen cupboard and a further storage cupboard. Commanding the width of the property is the sitting room with views out into the Square.

On the second floor are three further double bedrooms with the second bedroom also benefitting from an en-suite shower room and dressing room. There is a further family bathroom.

Outside, the rear garden is laid to lawn with a large paved patio area and is enclosed by a brickwall. To the front is a parking space in front of the integral garage and an easy to maintain shrub border.

### 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, and continue to the T junction with Sonning Crescent. Turn left and follow the road round, then turn right onto Leathaby Road, Morris Square is 70 yards up on the right hand side.





