



53 Lakeland Avenue, North Bersted PO21 5FA

£325,000 Freehold



3 Bedrooms



1 Bathroom



1 Reception Room



## Key Features

- Well-Presented Three-Bedroom Home
- Popular Modern Development
- Spacious And Versatile Living
- Modern Fitted Kitchen
- Lounge/Diner With Garden Access
- Master Bedroom With Built-In Wardrobes
- Stylish Bathroom
- Private Rear Garden
- Close To Schools And Amenities

## EPC Rating

Current = B

Potential = A

## Council Tax Band

Band = C

## Tenure - Freehold

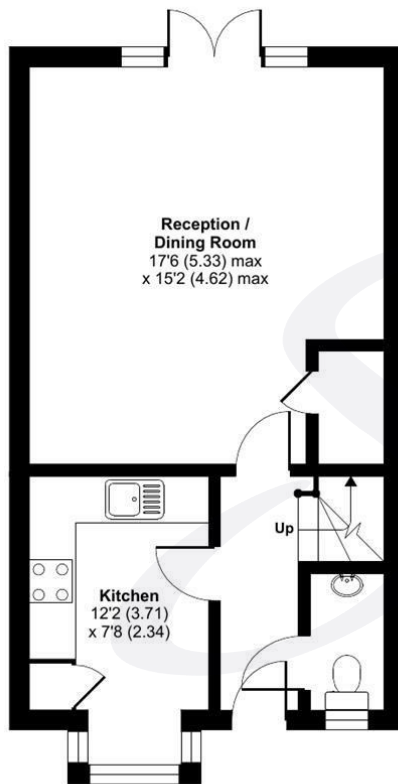
Estate Charges: Approx £300 Per Annum



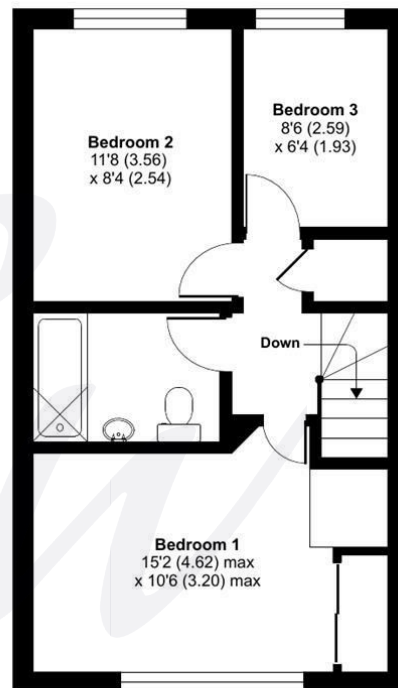


Approximate Area = 843 sq ft / 78.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Sims Williams. REF: 1313075





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

---

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

---

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

---

8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

---

46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.