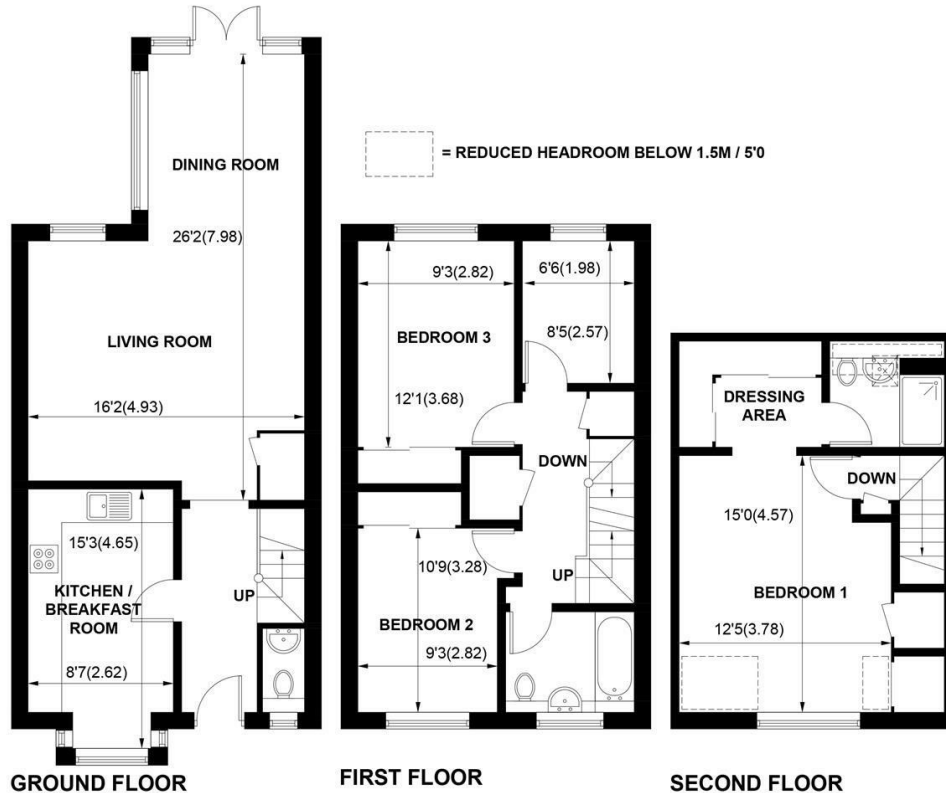


*SW*

Sims Williams



57 THE BOULEVARD, NORTH BERSTED, WEST SUSSEX, PO21 5BS



**APPROXIMATE GROSS INTERNAL AREA = 1355 SQ FT / 125.9 SQ M**  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©  
 Produced for Sims Williams

# £390,000 Freehold

57, THE BOULEVARD,  
NORTH BERSTED,  
WEST SUSSEX, PO21 5BS

- Attractive Established Road
- Spacious Lounge/Diner
- Kitchen With Appliances
- Downstairs WC
- Enclosed Garden
- Master Bedroom-En Suite
- 3 Further Bedrooms
- Family Bathroom
- No Forward Chain

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = D

A four bedroom house, which is located on the attractive award-winning Road "The Boulevard". 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.

Internally the property is offered in good condition throughout and offers spacious and bright accommodation over three floors.

Upon entering there is a hallway with stairs ascending to the first floor, the downstairs cloakroom and access to the kitchen/breakfast room – which has a range of integrated appliances and space for a small dining table.

To the rear of the property is a large open plan, living room/dining area, which enjoys a dual aspect and French doors from the dining area onto the garden.

The first floor has a family bathroom, storage cupboards and three bedrooms. Two of the bedrooms are good size doubles with built-in storage.

Second floor house is a large master suite, which boasts ample storage, dressing area, and a modern shower ensuite.

To the rear of the property is a low

maintenance garden with paved seating areas and side access where you can find the garage with parking in front.

We have been advised by the vendors of this property that there is a maintenance charge of approximately £170 per annum that is a contribution towards the road maintenance.

### 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 where the property can be found on your left.

