



North Bersted Street, Bognor Regis, PO22 9AA

- Stunning extended four-bedroom family home
- Beautifully renovated with high-quality finishes
- Spacious living room with cosy wood-burning stove
- Modern open-plan kitchen with oak worktops

GUIDE PRICE OF £450,000 - £475,000

- Bright and airy sunroom with French doors to garden
- Newly configured utility room & ground floor W/C
- Large private garden with raised decking
- Ample off-road parking & excellent transport links



Tucked away in the heart of North Bersted, this exceptional four-bedroom semi-detached home has been thoughtfully extended and beautifully renovated to offer an abundance of stylish, light-filled living space. Perfectly positioned near highly regarded schools and local amenities, this property is a rare gem that seamlessly blends modern elegance with timeless character.

Step through the front door into a hallway, where high-quality finishes set the tone for the rest of the home. To the left, the charming living room awaits, boasting a cosy wood-burning stove, perfect for chilly evenings. The large window floods the space with natural light, making it a warm and welcoming retreat. Flowing effortlessly from the lounge, the stunning open-plan kitchen and dining area is a true showstopper. Designed for both everyday living and entertaining, it features an array of sleek base and eye-level units topped with elegant oak worktops, a stylish ceramic sink, and premium integrated appliances, including an oven, gas hob, and dishwasher. The oak flooring adds a touch of warmth and sophistication, tying the space together beautifully.

Adjoining the kitchen is the spacious sunroom, a fabulous recent addition to the home. This stylish retreat offers another wood-burning stove, perfect for unwinding after a long day. Step outside through the French doors onto the expansive raised deck, an idyllic spot for al fresco dining, complete with decking lights and an outdoor bar, making it the perfect entertaining space all year round. The ground floor has been further enhanced by the clever reconfiguration of the utility room and W/C, now providing a practical and stylish space with a low-level toilet, wash hand basin, and dedicated plumbing for a washing machine and tumble dryer. A discreet under-stairs cupboard houses the boiler and hot water cylinder, ensuring functionality meets convenience.

Ascend the staircase to find four beautifully presented bedrooms. The master bedroom is a tranquil haven, boasting a dressing area with built-in wardrobes, additional storage and a modern newly fitted en suite shower room. Three further generously sized double bedrooms provide ample space for family or guests. The stylish family bathroom is finished with high-gloss tiles, a bath with a shower overhead, a modern wash hand basin, a low-level toilet, and a heated towel rail for ultimate comfort.

Beyond the deck, the expansive private garden is predominantly laid to lawn, offering plenty of space for children to play and for adults to enjoy outdoor relaxation. There are two garden outbuildings, one a summer house for relaxing in and another a workshop, complete with power and lighting, making it an ideal space for hobbies, storage, or even a home office. A gated side access leads to a block paved driveway, providing generous off-road parking for multiple vehicles, while the small lawned front garden adds further curb appeal. The property benefits from excellent transport links, including a mainline train station and easy access to the A27, connecting to Brighton and Portsmouth.

This exceptional property truly offers the best of both worlds—modern, high-quality finishes with a warm and characterful charm. Situated close to Bersted Green and Bartons Primary Schools, The Regis School, and a wealth of local amenities, it is the perfect forever home for families seeking space, style, and convenience. Early viewing is highly recommended!



Accommodation

GROUND FLOOR

LIVING ROOM

12'9" x 22'11" (3.88 x 6.98m)

KITCHEN / BREAKFAST ROOM

11'8" x 19'3" (3.55 x 5.88m)

SUNROOM

17'7" x 12'1" (5.37 x 3.67m)

UTILITY ROOM

7'7" x 6'9" (2.30 x 2.06m)

FIRST FLOOR

BEDROOM 1

16'3" x 13'5" (4.94 x 4.09m)

ENSUITE

BEDROOM 2

13'1" x 9'3" (3.98 x 2.82m)

BEDROOM 3

11'7" x 9'7" (3.52 x 2.93m)

BEDROOM 4

11'7" x 10'4" (3.53 x 3.14m)

DRESSING ROOM

8'5" x 7'5" (2.57 x 2.26m)

BATHROOM

7'3" x 7'8" (2.21 x 2.11m)

OUTSIDE

DRIVEWAY

REAR GARDEN

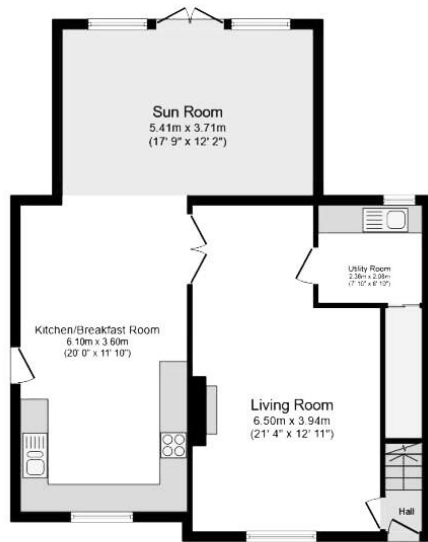
FRONT GARDEN

SUMMER HOUSE

WORKSHOP



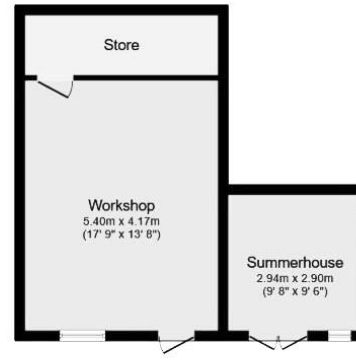
Picture this...



Ground Floor



First Floor



Outbuilding

Total floor area 197.7 m² (2,128 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Why not take a short walk into the heart of North Bersted and explore the charming selection of local shops, cafés, and traditional pubs that give this area its warm community feel? This thriving location offers the perfect balance of convenience and coastal charm. Alternatively, just imagine taking a quick drive or leisurely cycle to the nearby Bognor Regis seafront, where you can enjoy a refreshing sea breeze, grab some fish and chips, or treat yourself to a classic 99 Flake while strolling along the promenade.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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