





## 1 Lakeview Approach, Bersted Park

A quality three bedroom end of terrace home occupying a popular position on the Bersted Park development.



- ▶ **Quality Berkeley Homes Specification**
- ▶ **Modern Kitchen with Integrated Appliances**
- ▶ **Principal Bedroom with En-suite**
- ▶ **Quality Fitted Family Bathroom**
- ▶ **Driveway and Garage**
- ▶ **Spacious Hallway with Cloakroom/WC**
- ▶ **Sitting/Dining Room**
- ▶ **Two Further Bedrooms**
- ▶ **Enclosed Rear Garden**
- ▶ **Convenient Location**

This stylish and modern home is of typical Berkeley specification and is designed to impress from the off with its high quality fixtures and fittings.

The property offers contemporary and spacious accommodation comprising entrance hall with ground floor WC, quality fitted kitchen with built-in cooker and Induction hob, integral dishwasher, washing machine, fridge/freezer and with feature bay window. The sitting/dining room has French style doors providing access into the additional pitched roof conservatory and in turn giving access to the rear garden.

To the first floor, there are three bedrooms with the principal bedroom benefiting from a built-in wardrobe and en-suite shower room. The family bathroom has bath with shower over, WC and basin.

Outside, the rear garden has a cottage garden feel with patio area and potting shed. The driveway provides off-road parking and leads to a single garage, having power and light, pitched roof storage and personal door to the rear garden.

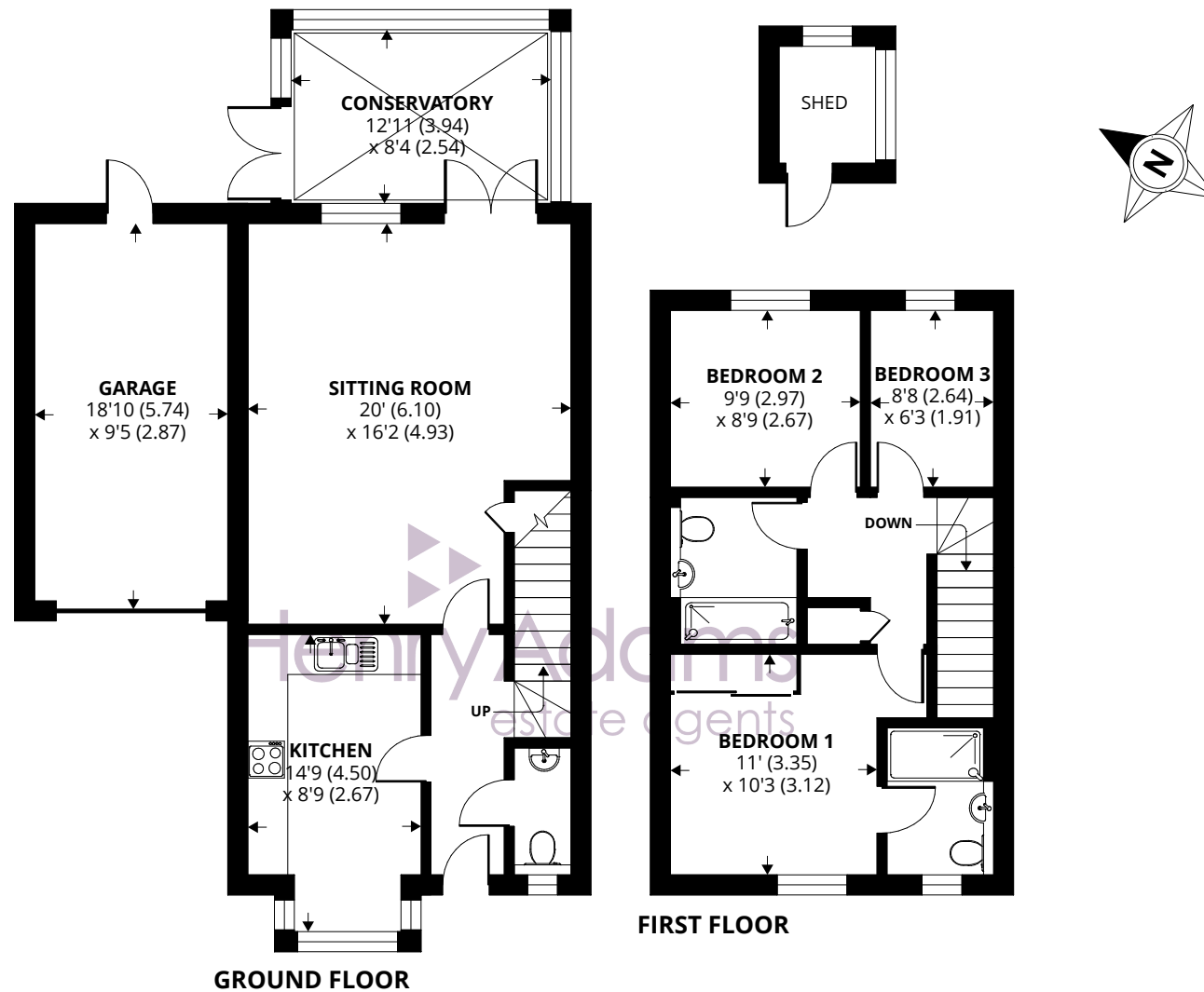
Estate Service Charge: We understand the estate charge is approximately £200.59 p.a.

Council Tax Band: D









Approximate Area = 1121 sq ft / 104.1 sq m

Garage = 182 sq ft / 16.9 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 1331 sq ft / 123.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The property occupies a popular residential location in Bersted Park. Bersted Park is a relatively new, yet very established Berkeley development offering an extensive collection of homes, green open spaces, trim trail, lake side walks, Community Centre and Barton School. Bersted Park located in an enviable location just a short drive to the Cathedral City of Chichester and the seaside town of Bognor Regis.

What3Words ///splash.admiral.stay

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