



11 Wren Crescent, Bersted, Bognor Regis

A bright and extended semi-detached bungalow located in a quiet cul-de-sac in Bersted.



- ▶ **Extended Semi-detached Bungalow**
- ▶ **Open Plan Kitchen**
- ▶ **Ground Floor Cloakroom with WC**
- ▶ **Refitted Shower Room**
- ▶ **Westerly Facing Rear Garden**
- ▶ **Sitting Room**
- ▶ **Dining/Bedroom**
- ▶ **Two Bedrooms**
- ▶ **Driveway providing Off-Road Parking**
- ▶ **Convenient Location to Local Shops and Schools**

This versatile two/three bedroom bungalow has pleasant views across the green and is presented in good order throughout.

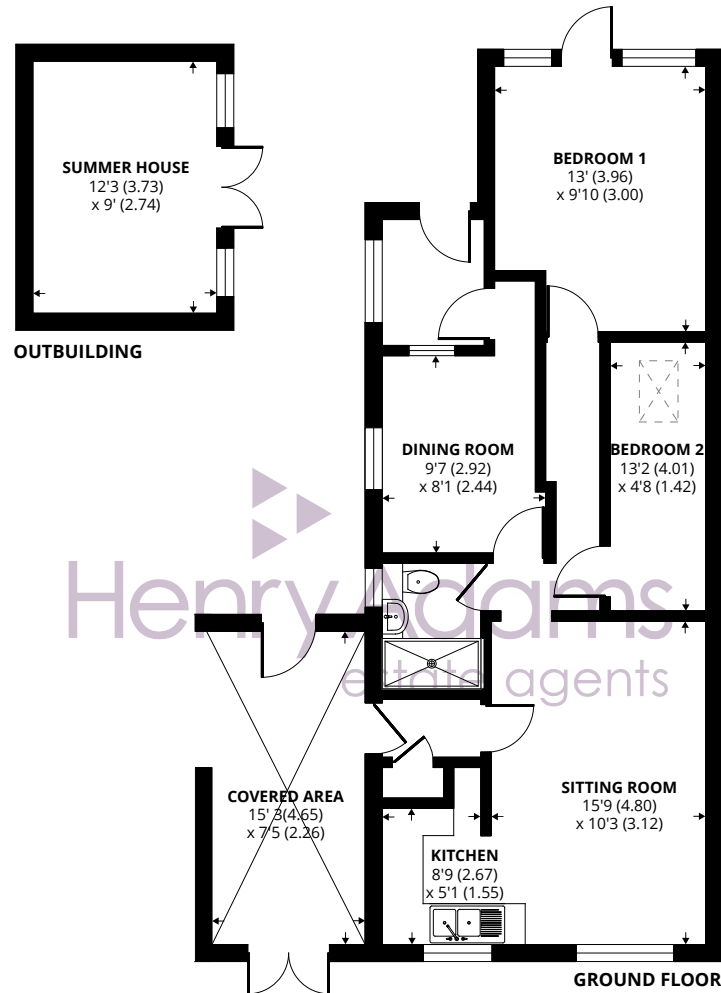
The accommodation briefly comprises, entrance hall, bright sitting room and open plan to the kitchen, inner hallway, dining room/bedroom with door to utility area and in turn to the rear garden, two bedrooms and refitted shower room with WC.

Outside, the front provides off-road parking, timber doors giving access to a useful covered area with entrance door and door to a covered port and access to the westerly facing rear garden. The rear garden is predominantly laid to lawn with patio area. There is a useful summer house installed in recent years.

A viewing is thoroughly recommended to appreciate the bright and versatile accommodation together with its quiet and convenient location.

Council Tax Band: C





Approximate Area = 640 sq ft / 59.5 sq m (excludes covered area)

Outbuilding = 111 sq ft / 10.3 sq m

Total = 751 sq ft / 69.8 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 is located in a residential area on the outskirts of Bognor Regis and benefits from local shops that can be found at Bersted where bus services pass nearby giving access to the town centre of Bognor Regis and also the Cathedral City of Chichester, which offers a rich variety of cultural and leisure facilities including the famous Chichester Festival Theatre.

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