



## 5 Lakeview Approach, Bersted Park

A quality three bedroom house occupying a popular position on the Bersted Park development with garage and driveway.



- ▶ **Quality Berkeley Homes Specification**
- ▶ **Modern Kitchen and Integrated Appliances**
- ▶ **Principal Bedroom with En-suite**
- ▶ **Quality Fitted Family Bathroom**
- ▶ **Convenient Location**
- ▶ **Spacious Hallway with Cloakroom/WC**
- ▶ **Sitting/Dining Room**
- ▶ **Two Further Bedrooms**
- ▶ **Driveway and Garage**
- ▶ **No Forward Chain**

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/breakfast room with built-in cooker and Induction hob, integral dishwasher, washing machine and fridge/freezer. The dual aspect sitting/dining room has French style patio doors providing access to the rear garden.

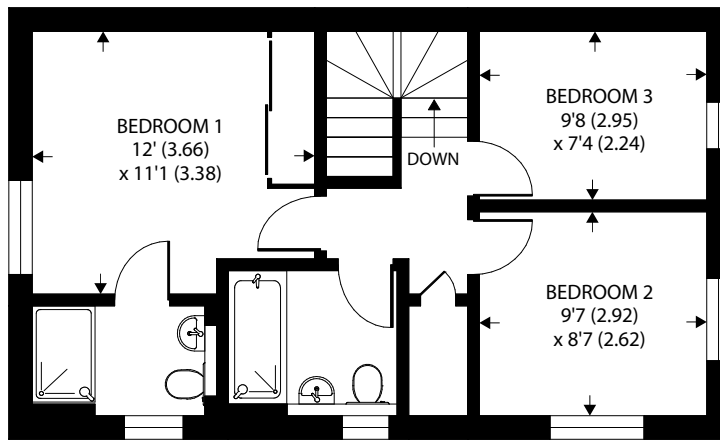
On the first floor, there are three bedrooms with the principal bedroom benefiting from a built-in wardrobe and en-suite shower room. The family bathroom has bath with shower over, WC and basin. Both bathrooms are fitted with quality sanitary ware.

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

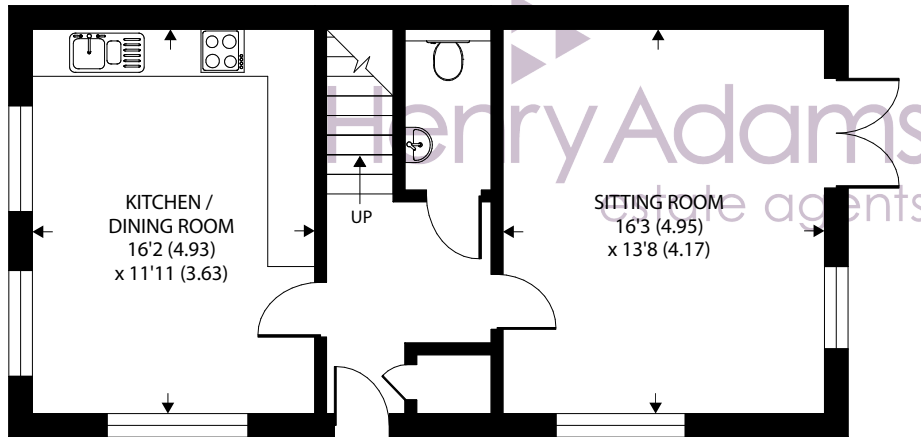
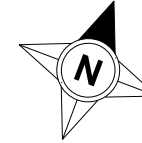
Estate Service Charge: We understand the estate service charge is approximately £200.69 p.a.

Council Tax Band: D

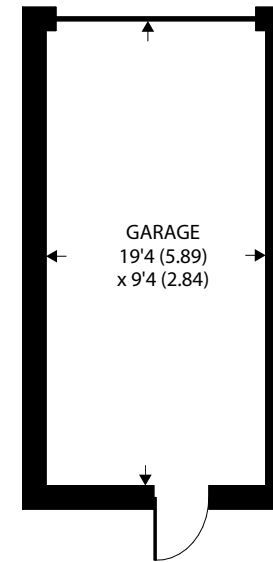




FIRST FLOOR



GROUND FLOOR



Approximate Area = 1017 sq ft / 94.5 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1197 sq ft / 111.2 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, lakeside 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 ///fence.digits.badly

24/10/24

