



18 Potters Way, North Bersted

Guide Price £375,000



## 18 Potters Way

A spacious detached bungalow constructed in 2020 within a small development in Bersted.

- Detached Bungalow
- Open Plan Sitting/Diner/Kitchen
- Spacious Entrance-way with Walk-in Storage Cupboard
- Two Double Bedrooms
- Larger than average Bath/Shower Room
- Double Glazing and Gas Fired Central Heating
- Westerly Facing Rear Garden
- Driveway providing Ample Parking with Electric Charging Point
- Generous Single Garage
- Nestled at the End of a Cul-De-Sac

This well presented and recently built detached bungalow offers bright and spacious accommodation throughout.

The accommodation briefly comprises, welcoming entrance hallway with walk-in storage cupboard, triple aspect open plan sitting/diner/kitchen with integral appliances, two double bedrooms and bathroom with separate shower cubicle.

Outside, the westerly facing rear garden is predominantly laid to lawn, with part covered decking area, external water supply and gated side access to the driveway, which provides ample parking and leads to a generous single garage, having power and lighting. The front garden is bordered by newly planted shrubs and allows for further off-road parking.

Cont ....









## Potters Way, North Bersted, Bognor Regis

Approximate Area = 816 sq ft / 75.8 sq m

Garage = 227 sq ft / 21 sq m

Total = 1043 sq ft / 96.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1228807



A viewing is recommended to appreciate the convenient location and spacious living on offer.

The property is situated in the popular residential area of Bersted. There is excellent access via the A259 to both the cathedral city of Chichester with its precinct shopping facilities, a range of cafes, bars, restaurants and the renowned Chichester Festival Theatre. The seaside town of Bognor Regis with the beach, promenade and mainline railway station to London Victoria and the 'out of town' shopping centre in Bersted is also easily accessed with Next, Marks & Spencer's and the major supermarkets.

What3Words ///toll.sizes.moves

Estate charge: We understand the estate charge is approximately £469.44 per annum.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B







## Henry Adams - Bognor and Aldwick

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