



## Randall Cottage, 111 North Bersted Street, Bognor Regis

Guide Price £800,000







# Randall Cottage, 111 North Bersted Street

Grade II listed detached thatched cottage with a wealth of character features.

- Detached Thatched Cottage
- Grade II Listed
- Wealth of Character Features
- Detached Annexe Bothy
- Orangery Style Kitchen Extension
- Three Reception Rooms
- Two Double Bedrooms & Two Single Bedrooms
- Luxury Ground Floor Bathroom
- Delightful Wrap-around Gardens

Randall Cottage has an interesting history dating back to 1720, perhaps originally a pair of farm cottages, but also in the past, a small school with one of the front doors being for the boys and one for the girls. The current owners have lovingly restored the character features and added the orangery style extension, which houses the country style kitchen with Rangemaster cooker, butler sink and large doors opening onto the patio area. The original two-storey bothy in the garden has also been restored and now offers one bedroom annexe accommodation, ideal for Airbnb.

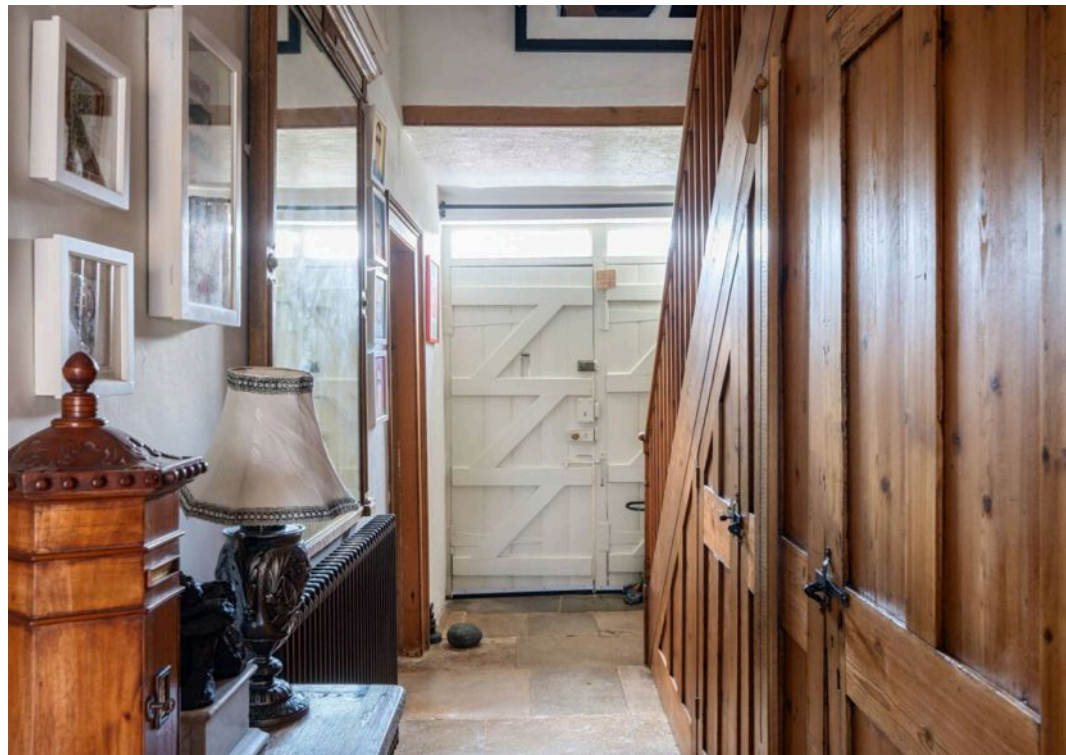
The impressive entrance hall with flagstone flooring has the original staircase leading to the first floor and a second staircase leading down to the rear of the property, perhaps historically the Headmasters staircase. There are two generous reception rooms with fireplaces, a study, the kitchen, a laundry room and a luxury ground floor bathroom.













## North Bersted Street, Bognor Regis

Approximate Area = 2120 sq ft / 196.9 sq m (excludes restricted head height, void, outbuilding & includes annexe)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
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On the first floor, there are four bedrooms, two with fitted wardrobes and one with a dressing area. The fourth bedroom could be a first floor bathroom.

The wrap-around gardens are a real feature with a central lawn, flower beds surrounded by box hedging, a fully insulated summerhouse and workshop and the two-storey bothy, all retained by reclaimed brick paths.

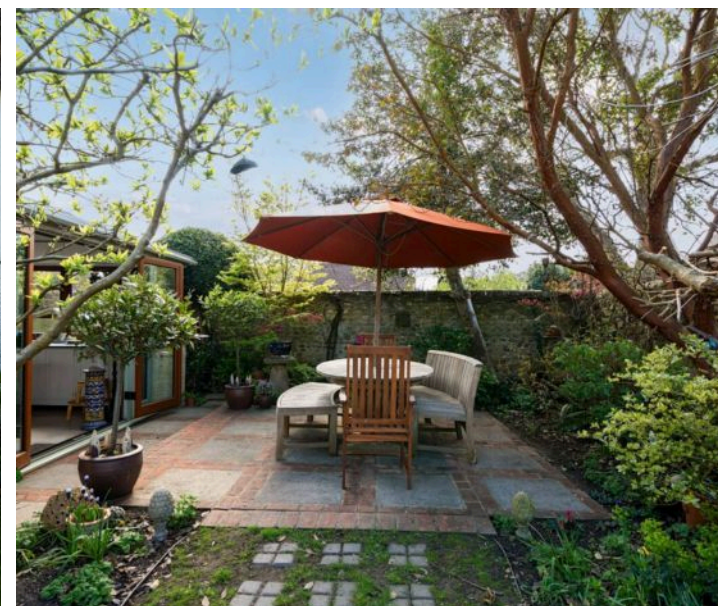
Randall Cottage is situated in the small hamlet of Bersted surrounded by many character thatched cottages and easy access onto the A259 for both the seaside town of Bognor Regis, with its mainline railway station, promenade and precinct shopping facilities and the cathedral city of Chichester. North Bersted Street is a no-through road with a small coppice woodland.

What3Words [///thus.sugar.runs](https://www.what3words.com////thus.sugar.runs)

Council Tax Band: E

Tenure: Freehold

Energy Performance Rating: N/A







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