



35 Clydesdale Gardens, Bognor Regis

Guide Price £400,000

 **Henry Adams**
estate agents

35 Clydesdale Gardens

Characterful three bedroom semi-detached house situated in a quiet cul-de-sac.

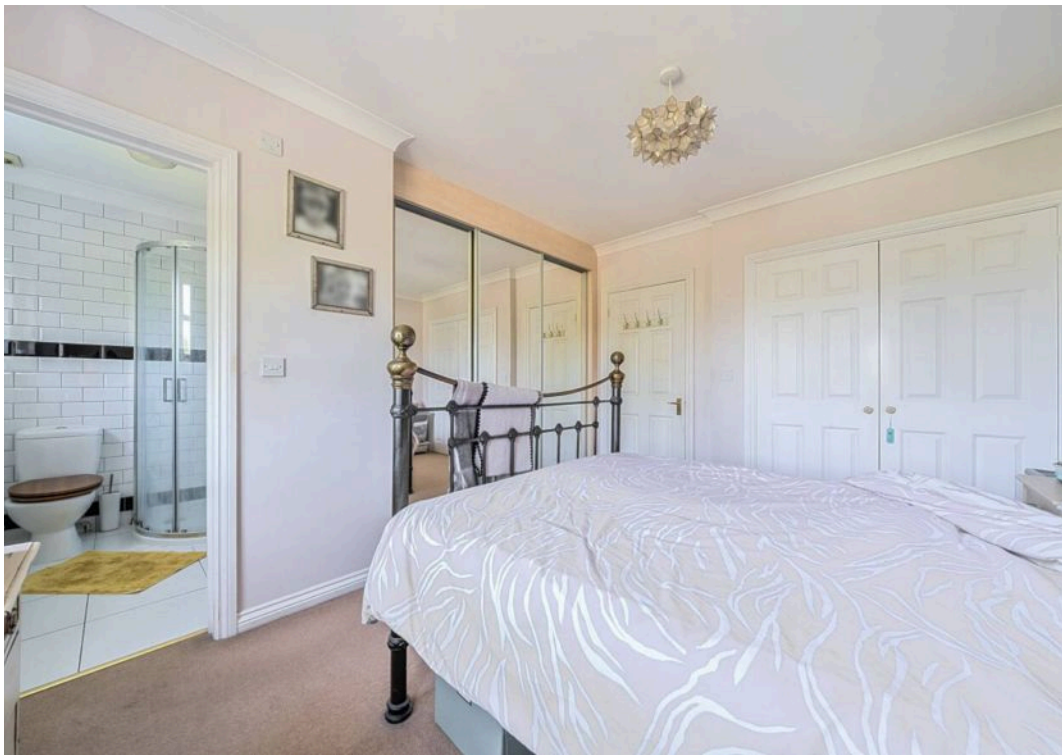
- Character Semi-detached House
- Individually Attached House
- Grounds of Old Manor House, North Bersted
- Spacious Sitting/Dining Room
- Separate Dining Room/Bedroom Four
- Kitchen and Utility Room
- Principal Bedroom with En-suite Bathroom
- Two Further Bedrooms
- Ample Off-street Parking & Good Size West Facing Garden
- Cul-de-sac Location

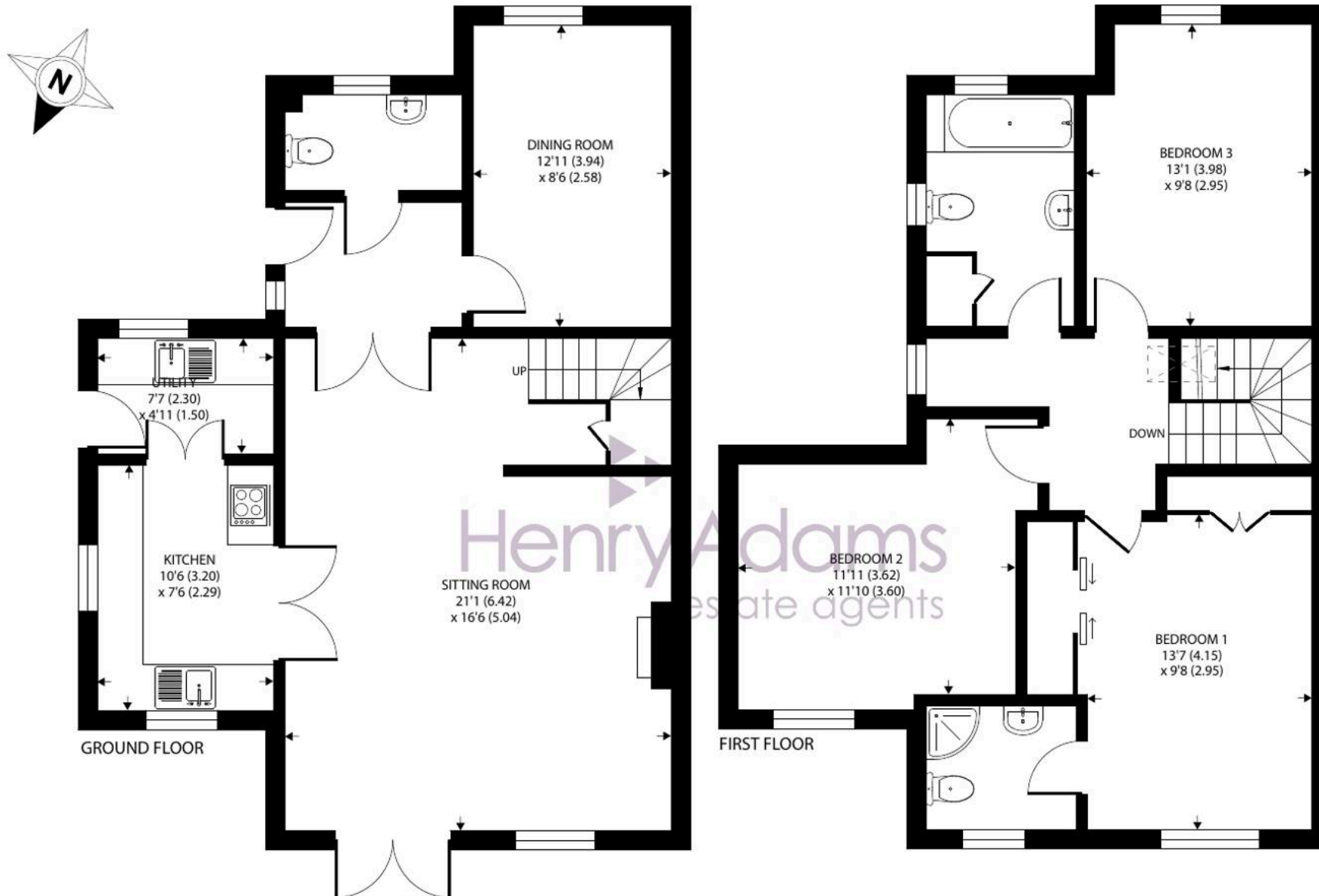
Located on the grounds of the North Bersted Old Manor House, this characterful three bedroom semi-detached house offers a blend of traditional charm and modern comfort. Situated in a quiet cul-de-sac location, this individually attached property boasts ample off-street parking, perfect for accommodating multiple vehicles.

The ground floor features a generously sized sitting/dining room, which opens to a well-appointed kitchen and adjacent utility room. There is also a separate dining room/bedroom 4, this leads off from the entrance hall with a good sized cloakroom which lends itself to some flexible living arrangements.

Ascending to the first floor, the principal bedroom has an en-suite bathroom and there are two additional, good sized bedrooms.







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Approximate Area = 1304 sq ft / 121.1 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: 1296694

Externally, the property benefits from a lovely west-facing garden, which is laid mainly to lawn.

In summary, this three bedroom semi-detached house in North Bersted presents an exceptional opportunity to own a great property with characterful appeal, spacious layout, and desirable location.

Conveniently located near local amenities, the property is in a desirable location close to the seaside town of Bognor Regis. There is a primary school, trim trail, village green and landscaped open space with lake walk and sporting facilities close by. The Cathedral City of Chichester is ideally located for Goodwood and famous for horseracing, the world renowned Festival of Speed and Revival motor sport events.

What3Words [///words.tuned.best](https://www.what3words.com/)

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.