



8 Guild Way, Bersted Park

Guide Price £575,000

 **Henry Adams**
estate agents



8 Guild Way

- Detached Beautifully Presented Modern Home
- Modern and Sleek Kitchen/Diner
- Principal Bedroom with Dressing Room and En-suite
- Driveway Parking
- Garage
- Bersted Park Development

This extremely well presented and spacious detached house has been finished to a high specification, situated in a desirable location on the Berkeley development of Bersted Park offering a seamless opportunity for a smooth transition into luxurious living.

The accommodation comprises a welcoming entrance hall with WC/utility area, spacious sitting room with bay window, quality fitted kitchen with stylish units and integral appliances, and open plan dining space for table and chairs leading through to the conservatory overlooking the mature garden.

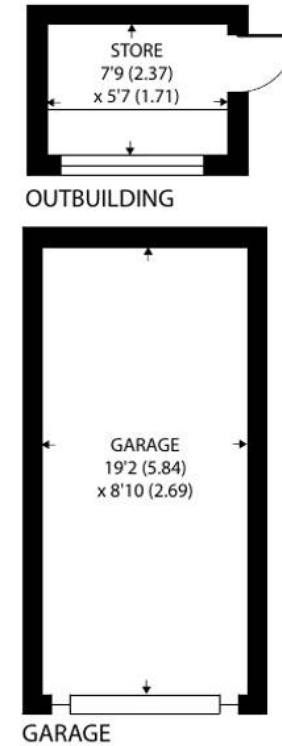
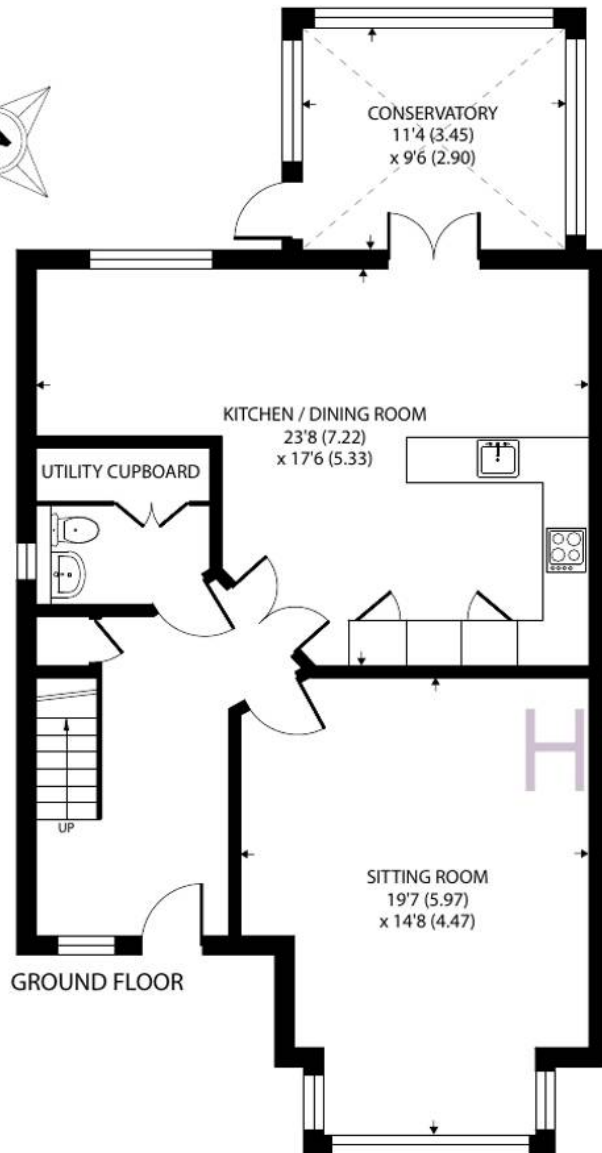
The first floor comprises a large principal bedroom together with a dressing area with built-in wardrobe cupboards leading through to the en-suite boasting a double shower unit and separate bath, a further three well-proportioned bedrooms plus family 3-piece suite modern family bathroom.

Outside, the property has the benefit of a garage with power and lighting, pitched roof which can be utilised for further storage and personal door from the rear garden. The rear garden is a particular feature of the property as it provides a serene backdrop for outdoor living.









Guild Way, Bognor Regis

Approximate Area = 1628 sq ft / 151.2 sq m

Garage = 169 sq ft / 15.7 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 1841 sq ft / 170.9 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: 1333655

A viewing is thoroughly recommended to appreciate its generous accommodation, together with its immaculate presentation.

In conclusion, this four bedroom detached house presents a rare opportunity to acquire a home of exceptional quality and style. With its seamless blend of modern finishes, generous living spaces, and convenient amenities, this property is sure to captivate. Don't miss your chance to view this beautiful home.

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. 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 ///trio.grow.being

Estate Charge: We understand the estate charge is currently £200 p.a.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.