



63 Woodlands Road, Bersted

Guide Price £280,000

 **Henry Adams**
estate agents



63 Woodlands Road

- Semi-detached Bungalow
- Excellent Condition
- Contemporary Design
- Fabulous Open Plan Living Space
- Electric Gates to Secure Off-street Parking
- Large Conservatory
- Front and Rear Gardens
- Lovely Main Bedroom

Presenting this stunning semi-detached bungalow which has been completely refurbished and is presented in impeccable condition. The house has been designed in contemporary style that epitomises modern living.

The house benefits from both front and rear gardens and features electric gates providing secure off-street parking at the bottom of the rear part.

The front door opens onto a small hallway opening to the bedroom and reception room. The wonderful reception room has a wooden floor with feature fireplace with bracket for TV above. Along one wall is a sleek, fully integrated open plan kitchen with wall and base units and stone worktops. The reception room opens to the large conservatory with solid roof which creates a fantastic second living space and could be used as an occasional bedroom.

The main bedroom features a large window overlooking the front garden and a wall of storage cupboards. Next to this is a spacious modern shower room with walk-in shower and fully tiled splashback.







Woodlands Road, Bognor Regis

Approximate Area = 603 sq ft / 56 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). © natchecom 2025.
Produced for Henry Adams. REF: 1362971

This remarkable property is something really different and viewing is strongly advised to experience first hand the charm and sophistication that this exceptional bungalow has to offer.

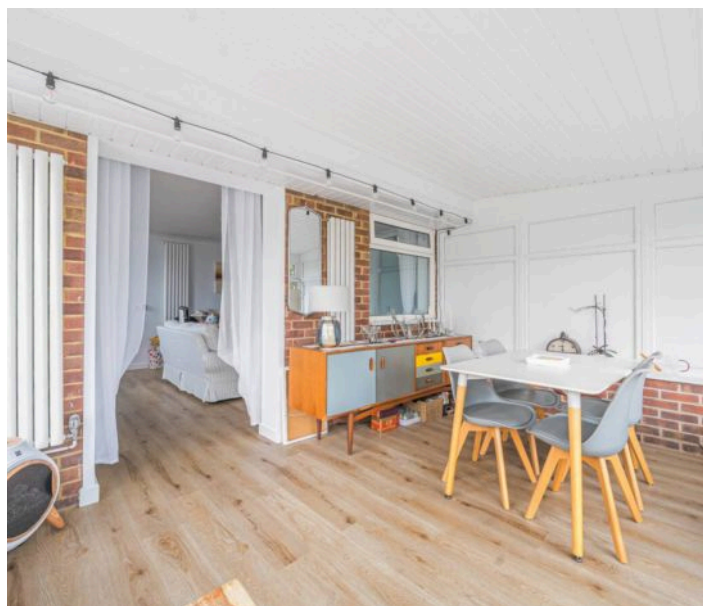
Situated in the popular Bersted area with excellent travel links to the out-of-town shopping centres, the Bognor Regis town centre, with its precinct shopping facilities, mainline railway station, the pier and promenade and the Cathedral City of Chichester.

What3Words ///calms.pasta.precautions

Council Tax band: C

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.