



60 Greenwood Avenue | North Bersted | Bognor Regis | West Sussex | PO22 9EX

£270,000 Offers In Excess Of | Freehold

4
JUST BUNGALOWS

60 Greenwood Avenue

North Bersted | Bognor Regis | West Sussex | PO22 9EX

- **Two Bedroom Semi-Detached Bungalow**
- **Popular Residential Location Close To Amenities**
- **Double Glazing & Gas Heating (Radiators)**
- **On-Site Parking & Garage**
- **Delightful Well Tended Rear Garden**
- **No Onward Chain**
- **706.7 Sq Ft / 65.7 Sq M**

Offered For Sale with no onward chain, this delightful semi-detached bungalow occupies a popular residential location close to amenities including doctors surgery/medical centre.

The accommodation comprises: porch, lobby, kitchen, living room, inner hall, two bedrooms, sun room/conservatory and shower room. The property also offers double glazing, a gas heating system via radiators, shared driveway, block paved frontage, garage and an established well tended rear garden.

An outer double glazed door leads into a double glazed porch at the front of the property where an inner double glazed door with flank natural light panel in-turn leads into the entrance lobby which has wood effect laminate flooring, wall mounted gas boiler and cupboards housing the electric consumer unit, electric meter and gas meter. Doorways lead from the lobby to the kitchen and living room.

The kitchen has a door and window to the side and is fitted with a range of light grain matching base, drawer and wall mounted units with fitted work surfaces and tiled splash-backs, an integrated 4 ring electric hob with oven under, space and plumbing for a washing machine, serving hatch to the living room, recess for a free-standing fridge/freezer and useful tall storage cupboard for vacuum cleaner etc.

The living room has a large window to the front, fitted carpet and feature fireplace with recessed coal effect gas fire. A door leads to the rear from the living room into an inner hall where there is a built-in airing cupboard housing the hot water cylinder, an access hatch to the loft space and doors to the two bedrooms and shower room.

Bedroom 1 is a good size double room with window to the rear into the sun room, fitted carpet, fitted wardrobes and over bed storage cupboards. Bedroom 2 has a window to the rear, fitted carpet and double glazed door to the rear leading into the adjoining double glazed sun room, which provides access into the rear garden via double glazed French doors.

The shower room has a full width shower tray with fitted shower unit, wash basin with storage under, close coupled wc, tiled walls with modern splash-backs and a window to the side.

Externally, there is a block paved frontage providing on-site parking with shallow brick wall to the front boundary, a shared driveway leads to the side to the garage which has an up and over door at the front and personal door to the side. A side gate leads into the delightful well tended rear garden which has a lawn with well stocked beds and borders, paved terrace and two storage sheds.





Current EPC Rating: C (70)

Council Tax: Band C £2,168.71 p.a (Arun District Council / Bersted 2026-2027)

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4
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Ground Floor

Main area: approx. 65.7 sq. metres (706.7 sq. feet)
Plus garage, approx. 10.7 sq. metres (114.9 sq. feet)



Main area: Approx. 65.7 sq. metres (706.7 sq. feet)

Plus garages, approx. 10.7 sq. metres (114.9 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.