



**WHITLOCKS**  
ESTATE AGENTS

St. Clares Gardens, North Bersted, Bognor Regis  
£145,000



This well-presented one-bedroom first-floor flat offers an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home in the highly sought-after area of North Bersted. Benefiting from its own private entrance and a useful ground-floor storage area, the property combines both privacy and practicality.

Internally, the accommodation features a bright and spacious living/dining room, ideal for relaxing or entertaining, alongside a separate fitted kitchen offering ample cupboard space and work surfaces. The generously sized double bedroom provides plenty of room for furnishings, while the modern shower room is fitted with contemporary fixtures and fittings. UPVC double glazing and electric heating ensure comfort throughout the year. In addition, there is access to a useful loft space via a hatch located at the top of the stairs, providing valuable additional storage.

Situated within a quiet residential setting, the property enjoys a peaceful yet convenient location close to local shops, cafés, amenities, and transport links, providing easy access to Bognor Regis and the surrounding areas. Residents also benefit from well-maintained communal surroundings and nearby on-street parking.

This attractive flat would ideally suit a professional individual, couple, or buy-to-let investor looking for a well-located and easy-to-maintain property. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Please note: Certain marketing images have been digitally enhanced for illustrative purposes to showcase the property's potential.



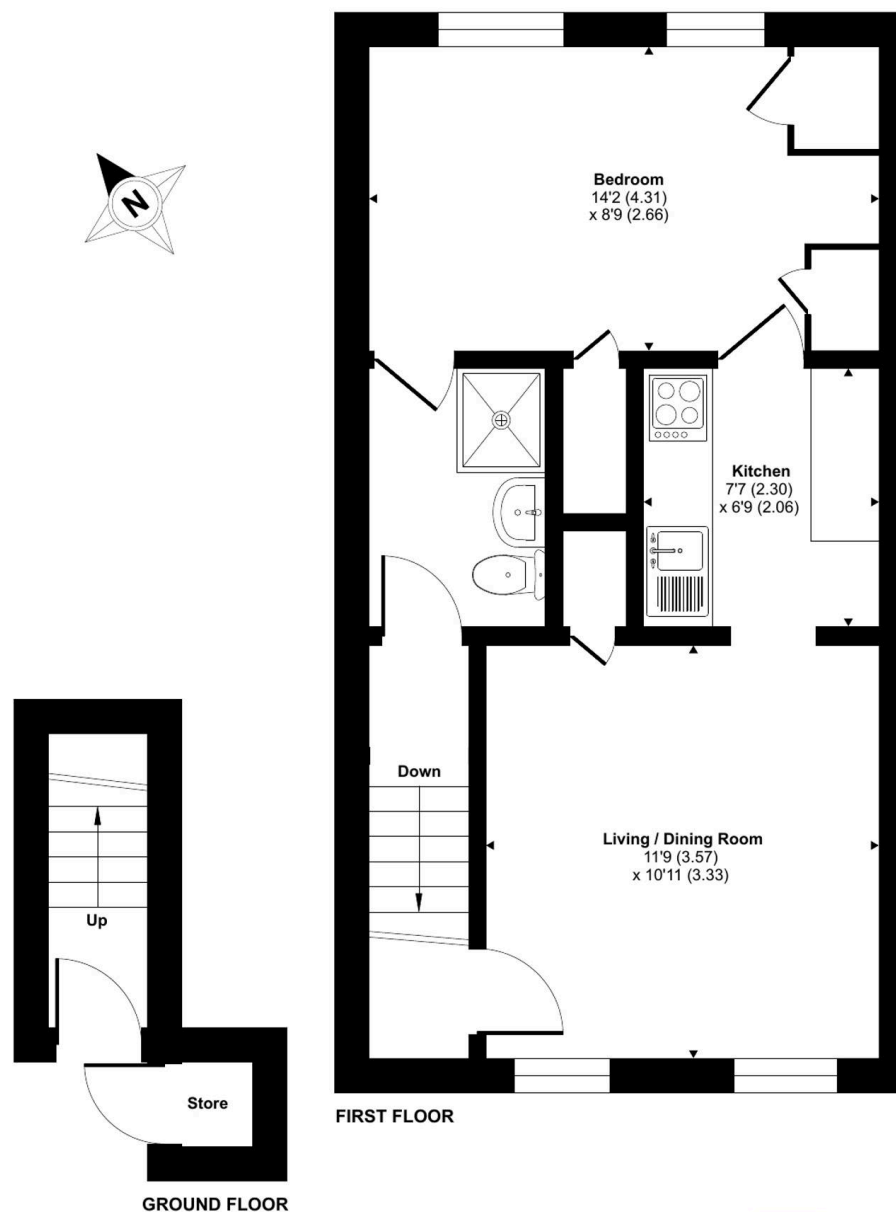
Located to the north east of the Town Centre, North Bersted is a popular area amongst families due to the fantastic range of facilities on offer, which include a variety of Schools, Sports Facilities, Gyms, Supermarkets, Retail Estates, Shops, Pubs, Fast Food Outlets and many more! There is also a regular Bus Service with many stops throughout the area, in addition to being within easy commuting distance to the larger Cities such as Chichester, Portsmouth, Southampton, Worthing and Brighton. North Bersted also includes a vast choice of Playing Fields, complete with Football Pitches, Basketball Courts and Play Parks an ideal place for Children. Furthermore, Bersted Brooks is a stunning Nature Reserve where there is a variety of wildlife and popular for dog walking.

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## Clares Gardens, Bognor Regis, PO21

Approximate Area = 449 sq ft / 41.7 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Whitlocks Estate Agents. REF: 1455971





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E