WHITLOCKS
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Lidsey Lane, North Bersted, Bognor Regis

£175,000

Offering bright and well-arranged accommodation, this appealing one-bedroom flat combines comfortable living space with a private courtyard garden, making it an ideal choice for first-time buyers, professionals, downsizers, or those seeking a low-maintenance home.

A welcoming entrance hallway leads to the principal rooms, ensuring an easy flow throughout. The inviting living room offers ample space for both seating and dining, featuring double doors that open directly onto the courtyard garden to flood the room with natural light. Positioned separately, the fitted kitchen provides a practical range of units, worktop space, and room for essential appliances.

The well-proportioned double bedroom includes generous built-in wardrobes, providing excellent storage while maintaining a relaxing, comfortable feel. Completing the internal layout is a modern bathroom fitted with a bath, wash hand basin, and WC, further enhanced by the luxury of underfloor heating.

Outside, the private courtyard garden is designed for ease of maintenance. Fully paved and bordered by established plants and colorful hanging baskets, it offers a peaceful setting for outdoor dining and relaxing. A timber pergola creates a charming focal point and seating area, while an air source heat pump provides an energy-efficient heating solution for the property.

Conveniently located near local amenities and transport links, the flat is perfectly situated for modern living. Combining a bright reception room, comfortable double bedroom with built-in storage, bathroom underfloor heating, and a delightful private garden, this property presents an excellent opportunity. Viewing is highly recommended to fully appreciate the accommodation and charm on offer.

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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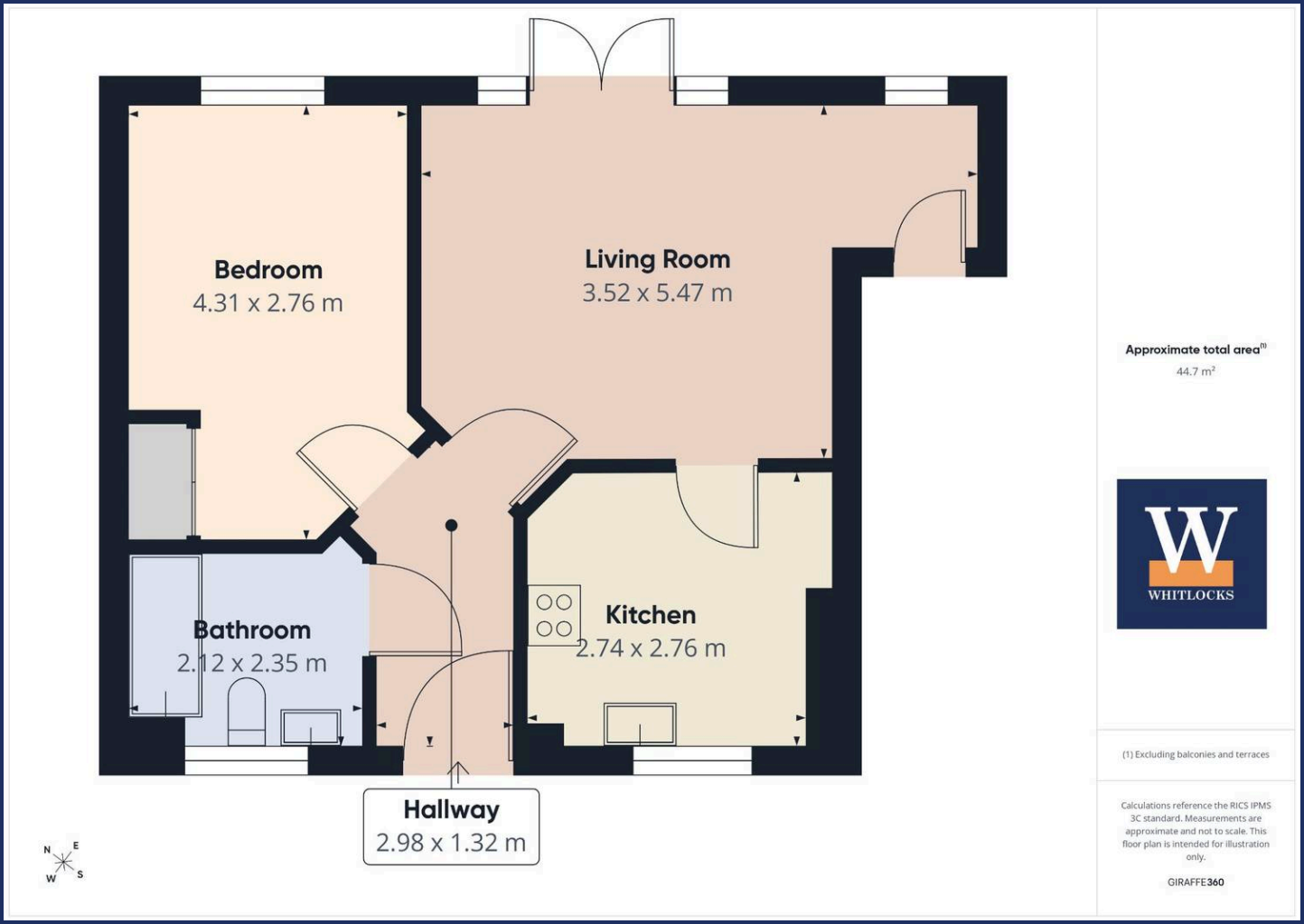

Whitlocks Estate Agents

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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B