



1 Boston Court, 20 Kelmscott Way
Bersted | Bognor Regis | West Sussex | PO21 5DQ

Price £250,000
Leasehold

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SI250 - 07/26

Features

- Purpose Built Ground Floor Apartment
- Bersted Park Modern Development
- 2 Double Bedrooms
- Open Plan Living/Dining Kitchen
- Bright & Airy Well Proportioned Accommodation
- Double Glazing & Gas Heating (Radiators)
- Allocated Parking Space
- NO ONWARD CHAIN
- 720.6 Sq Ft / 66.9 Sq M

Positioned within the sought after modern Bersted Park Development on the outskirts of Bognor Regis, this purpose built ground floor apartment is offered for sale with No Onward Chain. The bright, airy and well proportioned accommodation comprises: hallway, open plan dual aspect kitchen/living/dining room, two double bedrooms and modern bathroom.

The property also offers a security entry system, double glazing, a gas heating system via radiators and an allocated parking space.

A communal front door with security entry system leads into the communal hallway where the door to the apartment opens into a generous welcoming entrance hall with security entry receiver, window to the rear of the development, useful built-in cloaks storage cupboard with adjacent deep cupboard housing the electric consumer unit. Doors lead from the hallway to the two bedrooms, bathroom & open plan living/kitchen/dining room.

The living/dining/kitchen is a good size open plan room with windows to the side and front of the development with the kitchen comprising: a range of fitted units and work surfaces, inset single drainer sink unit with mixer tap, integrated 4 ring induction hob with concealed hood over and oven under, space and plumbing for a washing machine and scope for a free-standing fridge/freezer, tiled splash-back cupboard housing the wall mounted gas combination boiler and a feature breakfast bar/dining area.

Bedrooms 1 & 2 are both good size double rooms both with windows to the front of the development.

The bathroom has a window to the rear of the development and a white suite of bath with mixer tap/shower attachment and dual shower unit, fitted shower screen, wash basin with storage under and adjacent enclosed cistern w.c, tiled floor and ladder style heated towel rail.

Externally, the property benefits from an allocated parking space.



Service Charge: £214.94 Including Building Insurance

Managing Agent: Southern Housing Group Tel: 0300 303 1066

Tenure: Leasehold: With the balance of 999 years from 2012

Council Tax: Band B £1,897.62 p.a. (Arun District Council / Bersted 2026 -2027) **Current EPC Rating:** B (81)



Ground Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



Total area: approx. 66.9 sq. metres (720.6 sq. feet)

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Plan produced using PlanUp.

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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.