



**Whittaker Grove, North Bersted Bognor Regis PO21 5FW**



*welcome to*

**Whittaker Grove, North Bersted Bognor Regis**

Perfectly located, the home sits within a sought-after residential area just four miles from the historic Cathedral City of Chichester, under two miles from the beach, and close to the wide range of amenities, schools, and transport links found in Bognor Regis.



This beautifully presented three-bedroom semi-detached home, built in 2019, offers modern living with the reassurance of the remaining 10-year NHBC Certificate Guarantee. Designed with families in mind, the property features a pitched-roof garage, generous driveway parking, and a safe, private rear garden which is ideal for children to play and for outdoor entertaining.

The ground floor welcomes you with a practical entrance hall complete with a cloakroom W.C. and useful storage. A bright, double-aspect living room provides a comfortable space for family time, while the modern fitted kitchen flows seamlessly into the dining area. French doors open directly onto the garden, creating an inviting, family-friendly layout that connects indoor and outdoor living.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom benefits from its own ensuite shower room, while the family bathroom and an additional storage cupboard add to the home's convenience.

Outside, the rear garden offers a secure, lawned space perfect for children, pets, and summer gatherings. The garage is equipped with power and provides further flexibility for storage, hobbies, or a home gym, complemented by ample driveway parking for multiple vehicles.



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## Whittaker Grove, North Bersted Bognor

### Regis

- THREE BEDROOMS
- SEMI-DETACHED
- NOT OVERLOOKED TO REAR
- 3 YEARS NHBC GUARANTEE
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRG109512 - 0005

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