



4 Mansfield Road | North Bersted | Bognor Regis | West Sussex | PO22 9EY

Guide Price £270,000 | Freehold

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JUST BUNGALOWS

4 Mansfield Road

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

- **Older Style 2 Bedroom Semi-detached Bungalow**
- **Popular Location Close To 700 Bus Route**
- **Double Glazing & Gas Heating System (Radiators)**
- **100' plus x 30' Rear Garden**
- **Enormous Scope & Potential To Extend (Subject To Consents)**
- **No Onward Chain**
- **608 Sq Ft / 56.5 Sq M**

Situated in a popular residential location, this older style semi-detached bungalow is offered for sale with no onward chain. The property has been incredibly well cared for throughout the years and boasts bright and airy accommodation comprising: central hallway, bay fronted living room, dual aspect kitchen, two bedrooms and a generous bathroom.

The property also offers double glazing, a modern gas heating system via radiators, a superb rear garden measuring in excess of 100ft and a large loft space providing scope and potential to extend (subject to the necessary consents).

A storm porch protects the recessed double glazed front door which opens into a central entrance hall with access hatch to the loft space. Doors lead from the hallway to the kitchen, living room, two bedrooms and bathroom.

The kitchen is a dual aspect room with windows to the front and side and provides base, drawer and wall mounted units with roll edge work surfaces, an inset single drainer stainless steel sink unit with mixer tap, space for a gas cooker, space and plumbing for a washing machine, space for an under-counter fridge and freezer, a wall mounted modern Vaillant gas boiler and cupboard housing the meters and fuse box.

The living room has a feature bay window to the front and gas fire (not tested).

Bedroom 1 is a good size double room with a window to the rear enjoying the pleasant outlook into the generous rear garden. Bedroom 2 is also positioned at the rear and has previously been utilised as a sitting room with French doors leading out into the generous rear garden.

In addition, there is a good size bathroom with a white suite of bath with mixer tap/shower attachment, close coupled wc, pedestal wash basin, tiled splash-back and flooring, storage cupboard and window to the side.

Externally, there is a lawned front garden with wall to the front boundary with gate leading to a central path to the front door.

The rear garden is a real feature of this delightful home measuring in excess of 100ft depth by 30ft width, being predominantly laid to lawn with two storage sheds and some established shrubs. A 6ft wide side area has a gate to the front.



Ref: HO350 - 04/26



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Ground Floor

Approx. 56.5 sq. metres (608.0 sq. feet)



Current EPC Rating: D (65)

Council Tax: Band C £2,256.88 p.a
(Arun District Council / Bersted 2026 - 2027)

Total area: approx. 56.5 sq. metres (608.0 sq. feet)

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