



WHITLOCKS
ESTATE AGENTS

The Boulevard, North Bersted, Bognor Regis

Guide Price £375,000



This three-bedroom home, built in 2014, offers well-presented, contemporary accommodation, ideal for families and professionals seeking modern comfort.

The ground floor features a modern kitchen, a convenient WC, and a generously sized lounge/dining room with a vaulted roof and French windows opening onto the garden, creating a bright and versatile living space. Amtico flooring runs through the kitchen, hall and bathrooms, while underfloor heating serves the ground floor, with radiators to the upper two floors.

Across the upper floors are three well-proportioned bedrooms, including a principal bedroom suite with fitted wardrobe, a dedicated study nook and an en-suite featuring a walk-in shower. The remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from a mature rear garden with patio, a garage, driveway and an additional parking space.

Situated in a popular residential area close to local amenities, schools and transport links, Chichester and Bognor Regis are both approximately a 10-minute drive away.

Offered with no onward chain, early viewing is recommended.



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 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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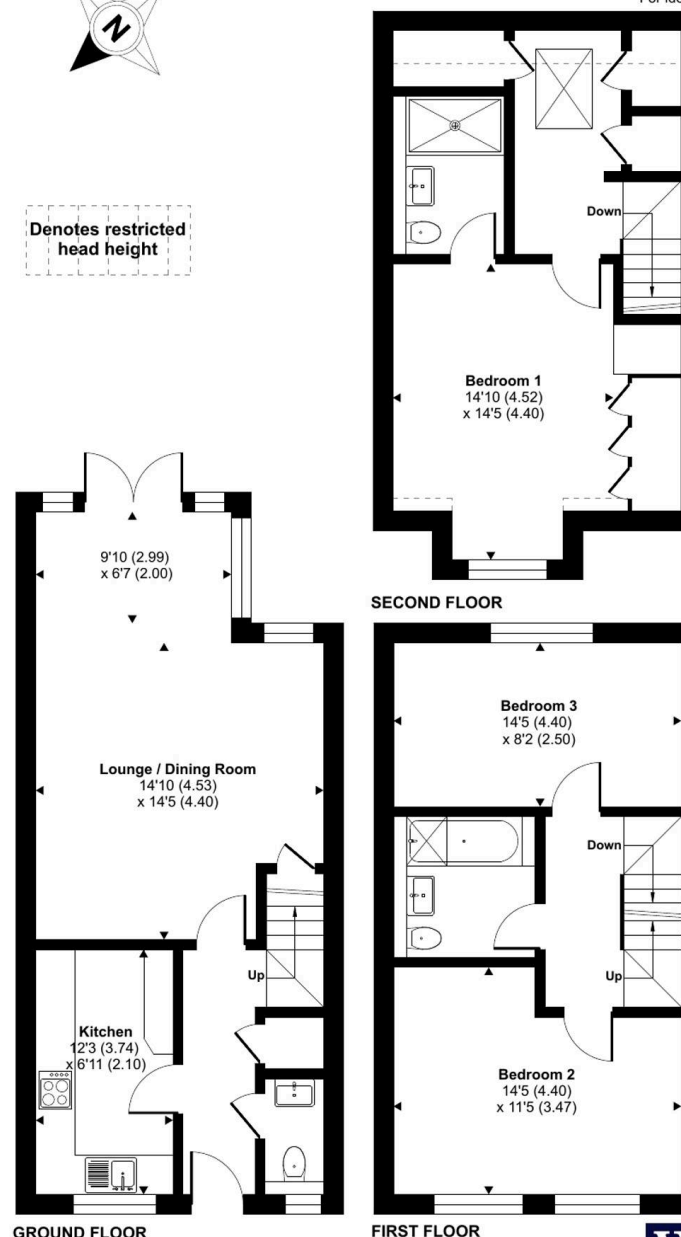
The Boulevard, Bognor Regis, PO21

Approximate Area = 1195 sq ft / 111 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Total = 1223 sq ft / 113.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Whitlocks Estate Agents. REF: 1440426





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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: