34 Ruskin Avenue, Bersted Park

Guide Price **£525,000**

Henry Adams
estate agents

34 Ruskin Avenue

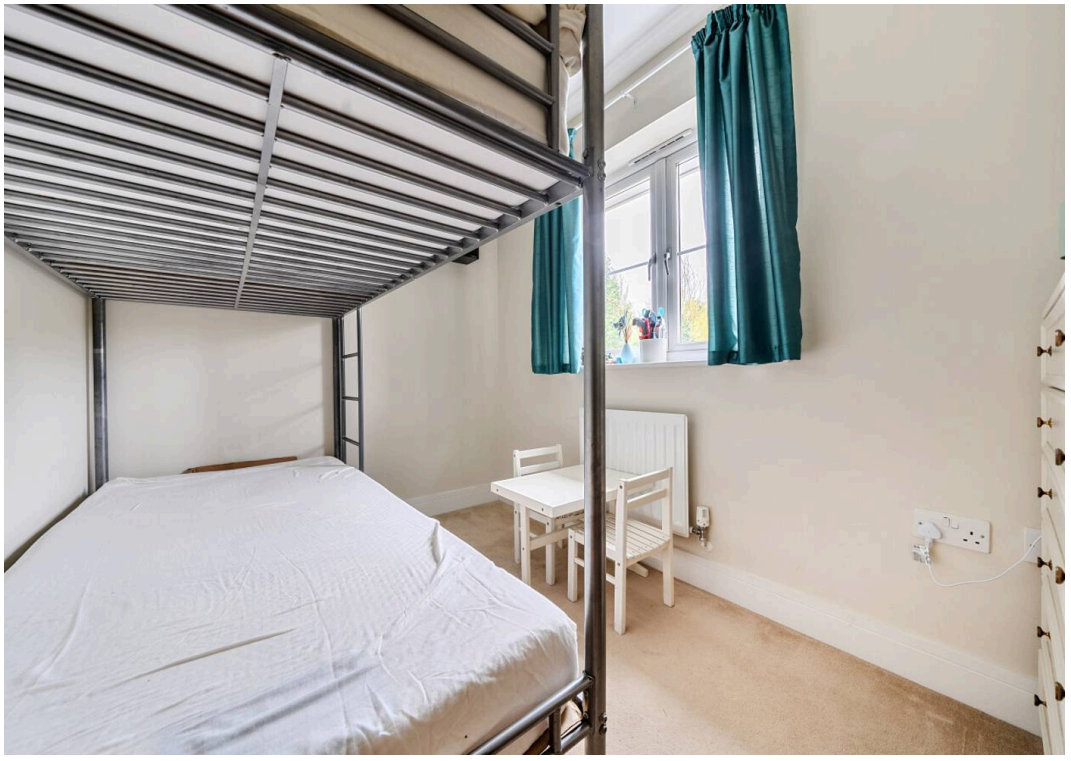
- Detached House
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Large Utility Area
- Cloakroom
- 4/5 Bedrooms
- 2 Bathrooms
- Larger than average Garden
- Garage
- Overlooking Lake

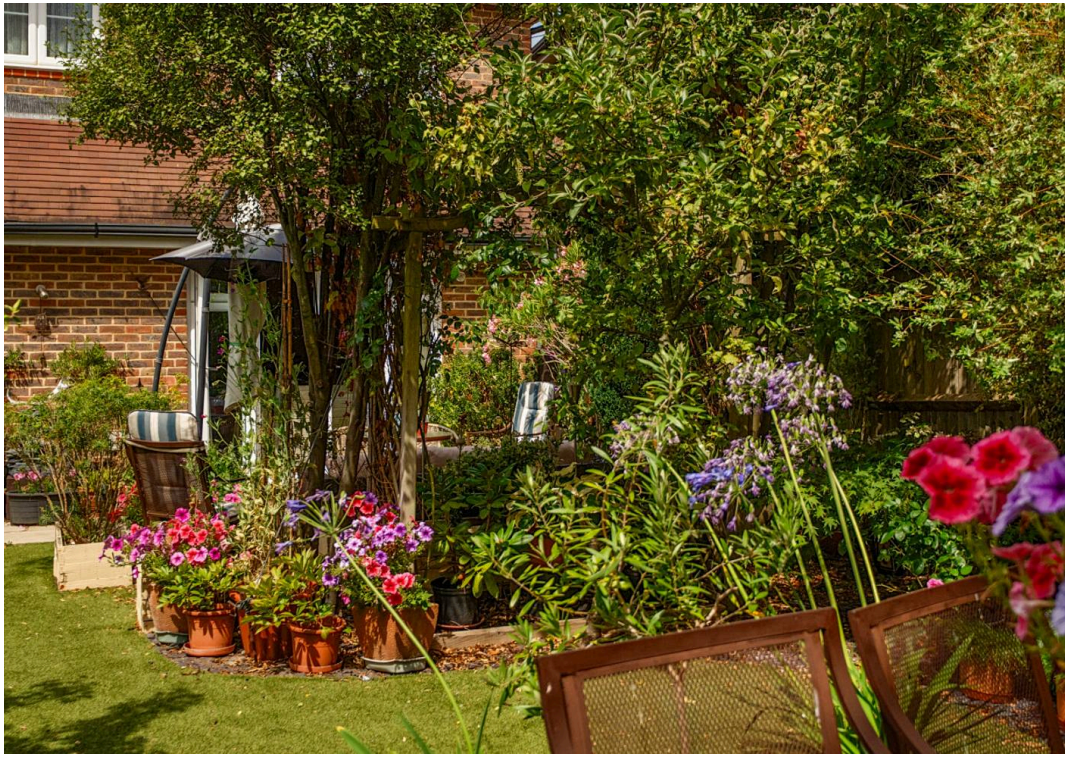
This impressive four/five bedroom detached house offers a superb opportunity to acquire a spacious and versatile family home in a highly sought-after location, with tranquil views overlooking trees and shrubs and a picturesque lake and is located within the popular Bersted Park development.

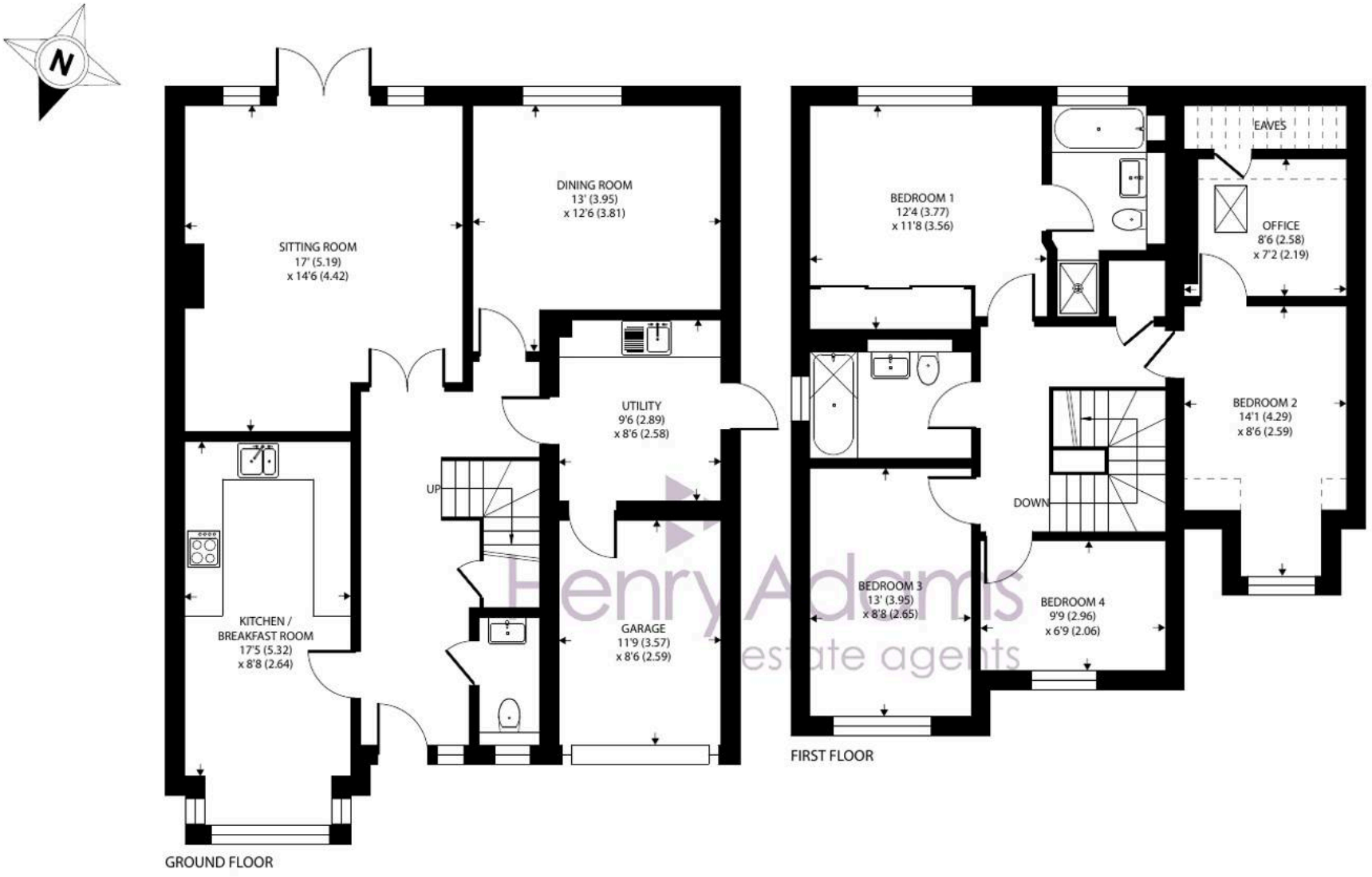
The scarcity of more pictures is because the home is temporarily storing quite a lot of furniture and possessions which are due to move in the near future and which precluded further shots. We strongly recommend viewing this spacious and wonderfully positioned house.

The property is located in a peaceful, low traffic area of the development and is thoughtfully arranged to provide generous accommodation throughout, beginning with a welcoming entrance hall that leads to two well-proportioned reception rooms, ideal for both formal entertaining and relaxed family living. The kitchen/breakfast room offers ample space for dining and casual gatherings, while the large utility area provides practical convenience for busy households.

Estate Charge: We understand the estate charge for 2025/2026 is £187.79.







Ruskin Avenue, Bognor Regis

Approximate Area = 1583 sq ft / 147 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Garage = 99 sq ft / 9.1 sq m
Total = 1721 sq ft / 159.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Henry Adams. REF: 1501332

Upstairs, the flexible bedroom layout can accommodate four or five bedrooms, making this home perfect for growing families or those requiring additional study or guest space. The principal bedroom benefits from a well-appointed en-suite bathroom, with a further family bathroom and a separate cloakroom catering to the needs of residents and guests alike.

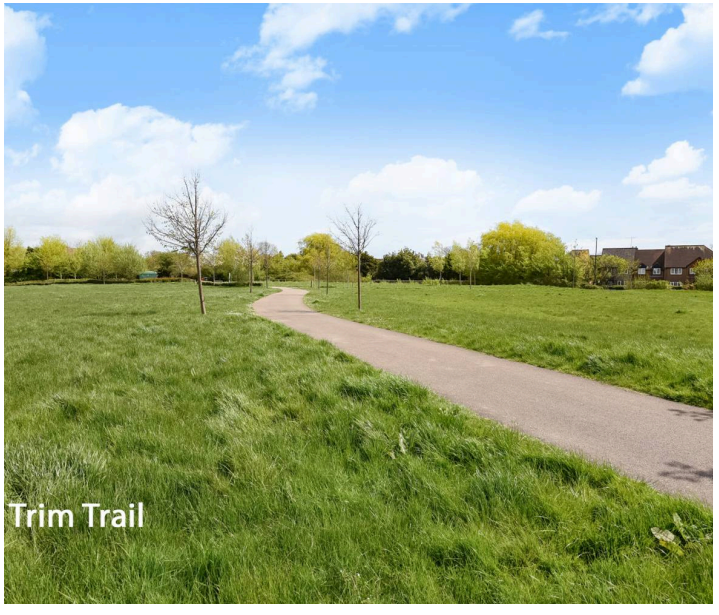
The property also boasts a garage which has been extended allowing for the large utility room, offering secure parking or additional storage, and is finished to a high standard throughout, ensuring comfort and style in equal measure. There is also parking for two cars on the front drive. With its enviable position overlooking the lake and within Bersted Park, and a larger than average garden which is thoughtfully crafted to provide separate areas for sitting & relaxing, outdoor dining, children's play and storage, this exceptional detached house provides a rare combination of location, versatility, and quality, making it a must-see for discerning buyers seeking a premium family home.

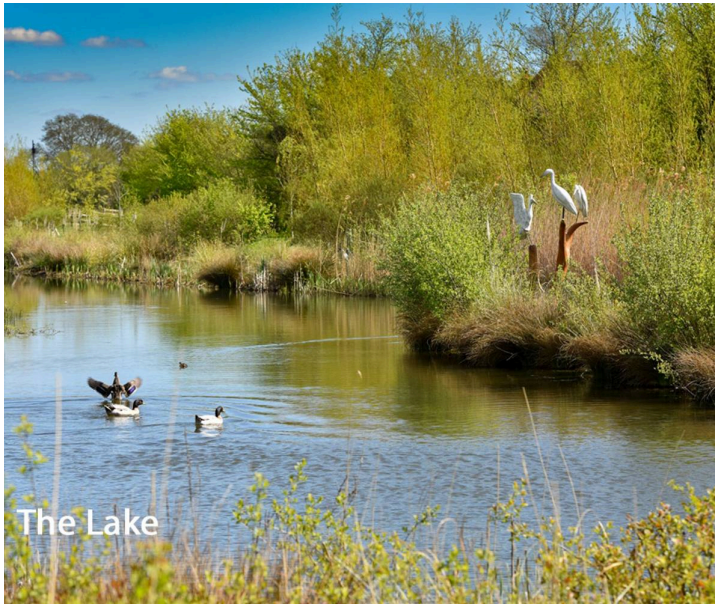
The property is in a desirable location close to the seaside town of Bognor Regis with its precinct shopping facilities, mainline railway station with services to London Victoria and the South Coast. Bersted Park has a trim trail, village green and landscaped open spaces with lake walk, 6 children's play areas, sporting facilities, skateboard park and zip wire and Community Centre. Bartons Primary School stands within the development (OFSTED rating GOOD) and is a short walk away, negating any requirement to drive. The property is also ideally located for the Cathedral City of Chichester with a range of cafes, bars and restaurants, the Chichester Festival Theatre and Goodwood famous for horseracing, Festival of Speed and Revival motor sport events.

What3Words ///mobile.eager.bowls

Tenure: Freehold & Council Tax band: F

EPC Energy Efficiency Rating: C





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.