



WHITLOCKS
ESTATE AGENTS

Pennicott Road, North Bersted, Bognor Regis
£375,000



This well-presented three-bedroom detached home offers a practical and well-balanced layout, ideal for modern family living.

The ground floor features a spacious living room to the front, while to the rear, a kitchen/dining room provides a great everyday hub with direct access to the garden - perfect for both family life and entertaining. A convenient downstairs wc completes the ground floor.

Upstairs, there are three bedrooms, including a generous principal bedroom with en-suite, along with a well-appointed family bathroom.

Outside, the property benefits from a private rear garden, along with carport parking.

The property is offered with all furniture and white goods included within the asking price, making it an excellent move-in ready opportunity for families, first-time buyers or investors alike.

Situated in a popular residential area, the home is well placed for local amenities, schools and transport links, making it a great option for families, first-time buyers or investors alike.

- Three-bedroom detached home
- Spacious living room to the front
- Kitchen/dining room with garden access
- Principal bedroom with en-suite
- Three well-proportioned bedrooms
- Modern family bathroom
- Practical ground floor Wc
- Rear garden
- Carport parking
- Popular residential location close to amenities

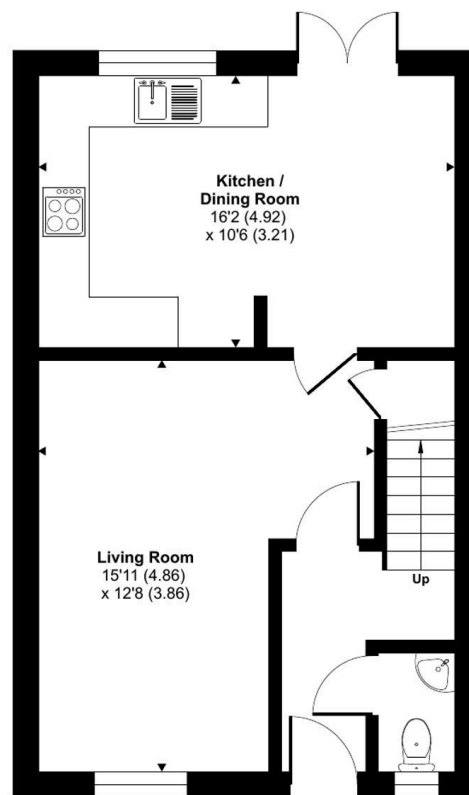


Located to the north east of the Town Centre, North Bersted is a popular area amongst families due to the fantastic range of facilities on offer, which include a variety of Schools, Sports Facilities, Gyms, Supermarkets, Retail Estates, Shops, Pubs, Fast Food Outlets and many more! There is also a regular 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.

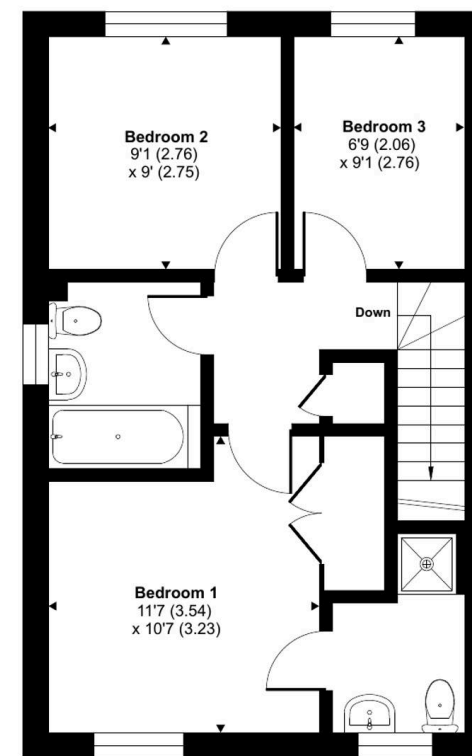
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Pennicott Road, Bognor Regis, PO21

Approximate Area = 870 sq ft / 80.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: