

46 Braemar Way, Bersted

Guide Price £230,000

Henry Adams
estate agents



46 Braemar Way

- Extended Modern Bungalow
- Spacious Sitting Room
- Refitted Kitchen
- Large Double Bedroom overlooking the Garden
- South-Facing Rear Garden
- Ideal for First Time Buyers or Downsizers
- Quiet Residential Location

Situated in a desirable residential location on Braemar Way, this attractive one bedroom modern bungalow offers spacious and well-presented accommodation, making it an ideal purchase for first-time buyers, downsizers or those seeking a comfortable home all on one level.

The property benefits from a modern refitted kitchen, a generously sized sitting room and an extended dining room, providing excellent space.

The accommodation further comprises a spacious double bedroom overlooking the rear garden, creating a lovely peaceful outlook, together with a white three-piece bathroom suite.

Externally, the property boasts a particularly appealing south facing rear garden, enjoying plenty of natural sunlight and offering an ideal space for relaxing, outdoor dining and entertaining during the warmer months.

An excellent opportunity to acquire a spacious bungalow with a south-facing garden. Early viewing is highly recommended to fully appreciate the accommodation on offer.













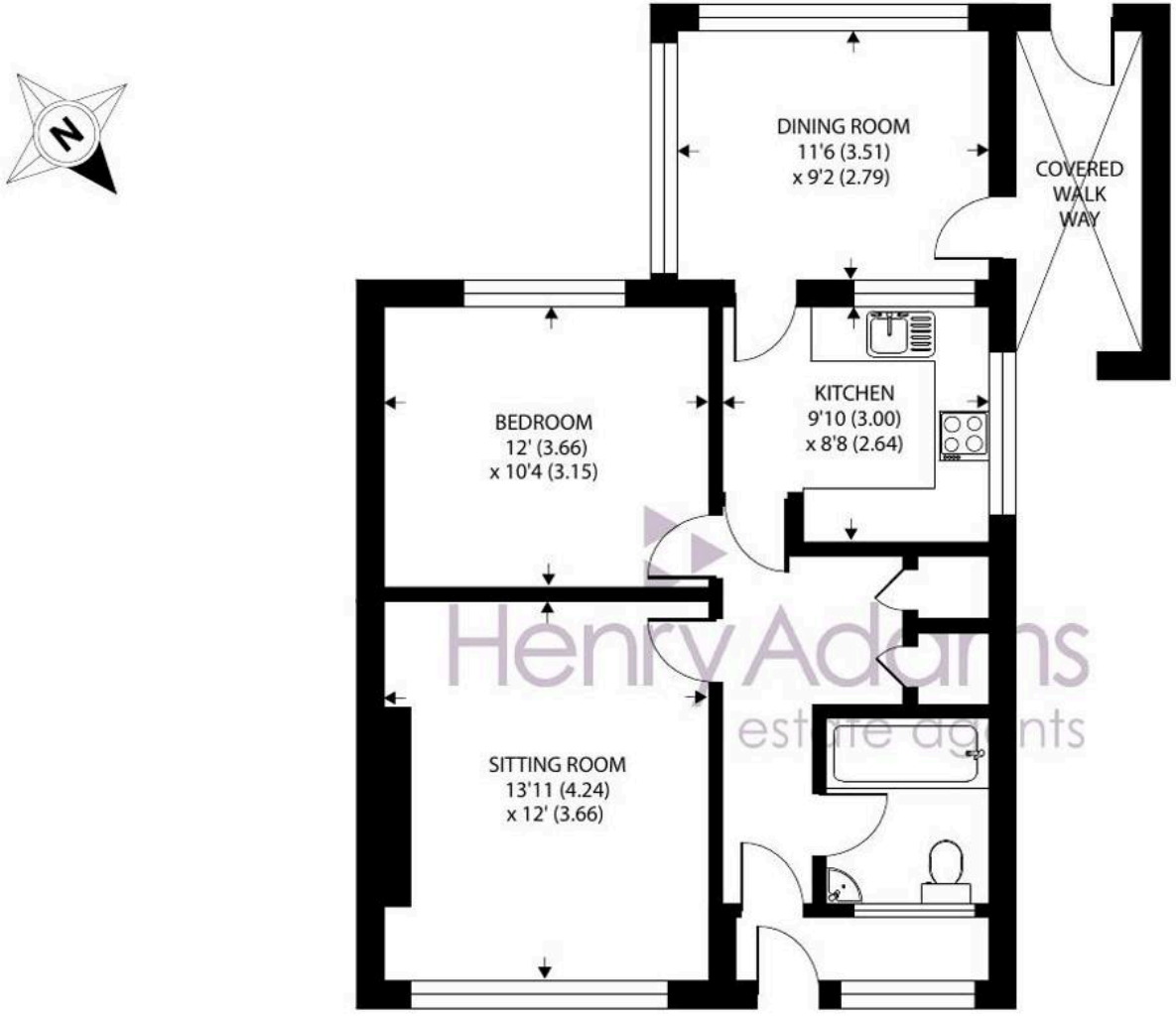












GROUND FLOOR

Braemar Way, Bognor Regis

Approximate Area = 738 sq ft / 68.5 sq m (excludes covered walkway)

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: 1538073

The property is situated in the popular residential area of Bersted. There is excellent access via the A259 to both the cathedral city of Chichester with its precinct shopping facilities, a range of cafes, bars, restaurants and the renowned Chichester Festival Theatre. The seaside town of Bognor Regis with the beach, promenade and mainline railway station to London Victoria and the 'out of town' shopping centre in Bersted is also easily accessed with Next, Marks & Spencer's and the major supermarkets.

What3Words ///proven.simple.plot

Note: In accordance with the provisions of the Estate Agents Act 1979, we confirm that the vendor of this property is related to an employee of Henry Adams LLP.

Council Tax band: C

Tenure: Freehold

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.