



58 Greenwood Avenue | North Bersted | Bognor Regis | West Sussex | PO22 9EX

£300,000 Guide Price | Freehold

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JUST BUNGALOWS

58 Greenwood Avenue

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

- **Semi-Detached 2 Bedroom Bungalow**
- **Popular Location Close To Amenities**
- **Driveway & Garage**
- **Complete Onward Chain**
- **751.7 Sq Ft / 69.8 Sq M (plus garage)**

Situated in a popular residential location, close to amenities including Health Centre and convenience store, this semi-detached bungalow has been incredibly well cared for by the current occupier through her lengthy ownership.

The accommodation comprises: porch, entrance lobby, kitchen, front aspect living room, inner hall, two bedrooms, generous conservatory/sun lounge and a shower room.

The property also offers double glazing, electric heating (gas connected with gas fire in living room), on-site parking, a garage and well tended established gardens.

A double glazed door leads into the double glazed porch where an inner double glazed door, with natural light flank panelling, opens into the entrance lobby with useful built-in cloaks storage cupboard housing the electric consumer unit and meters. Doors lead from the entrance lobby to the living room and kitchen.

The kitchen has a window and door to the side, fitted units and work surfaces, single drainer sink unit with tiled splash-back, space for a cooker, recess for a fridge/freezer, space and plumbing for a washing machine and useful built-in pantry style cupboard.

The living room is positioned at the front of the property with a window to the front, electric heater and feature fireplace with recessed coal effect gas fire. A glazed casement style door leads to the rear into the inner hall with built-in airing cupboard housing the hot water cylinder, electric heater and access hatch to the loft space. Doors lead from the inner hall to the two bedrooms and shower room.

Bedroom 1 is a good size double room with fitted wardrobes/bedroom furniture, electric heater and window to the rear into the conservatory/sun room. Bedroom 2 has an electric heater and part glazed double doors to the rear leading through to the adjoining large conservatory/sun room which has an electric heater and provides access into the rear garden.

The shower room has an obscure window to the side, corner shower enclosure with fitted electric shower, close coupled wc, shaped wash basin with storage under, tiled walls and heated towel rail.

Externally, the property boasts a block paved driveway providing on-site parking leading to double gates, where the driveway continues to the side of the property to the garage at the rear. The fully enclosed rear garden has been well tended throughout the years and provides a paved terrace, lawn with borders, raised decked area at the rear with pergola, timber storage shed and workshop and a greenhouse.





Current EPC Rating: E (40)

Council Tax: Band C £2,068.69 p.a (Arun District Council / Bersted 2025-2026)

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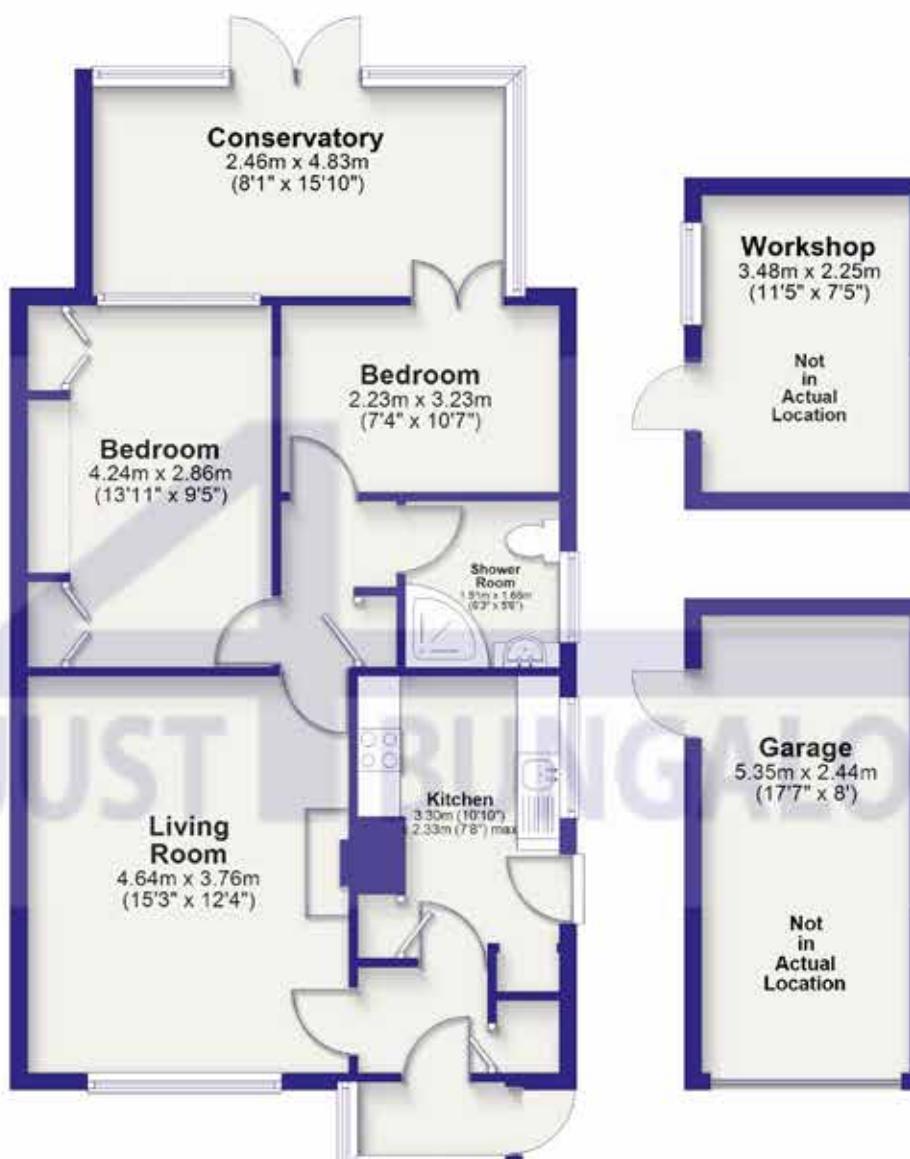
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Ground Floor

Main area: approx. 69.8 sq. metres (751.7 sq. feet)

Plus garage, approx. 13.1 sq. metres (140.5 sq. feet)

Plus outbuildings, approx. 7.8 sq. metres (84.3 sq. feet)



Main area: Approx. 69.8 sq. metres (751.7 sq. feet)

Plus garages, approx. 13.1 sq. metres (140.5 sq. feet)

Plus outbuildings, approx. 7.8 sq. metres (84.3 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.