26 Crossfields, Bersted Park

Guide Price **£300,000**

Henry Adams
estate agents

The Lake

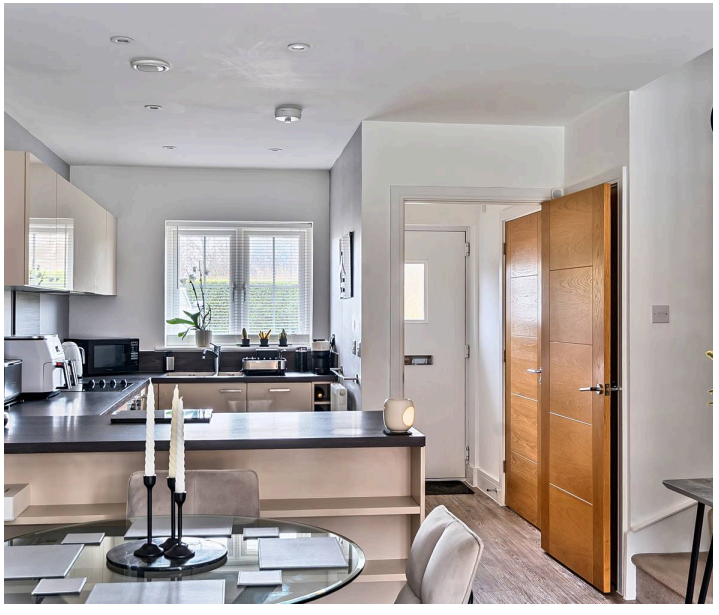
26 Crossfields

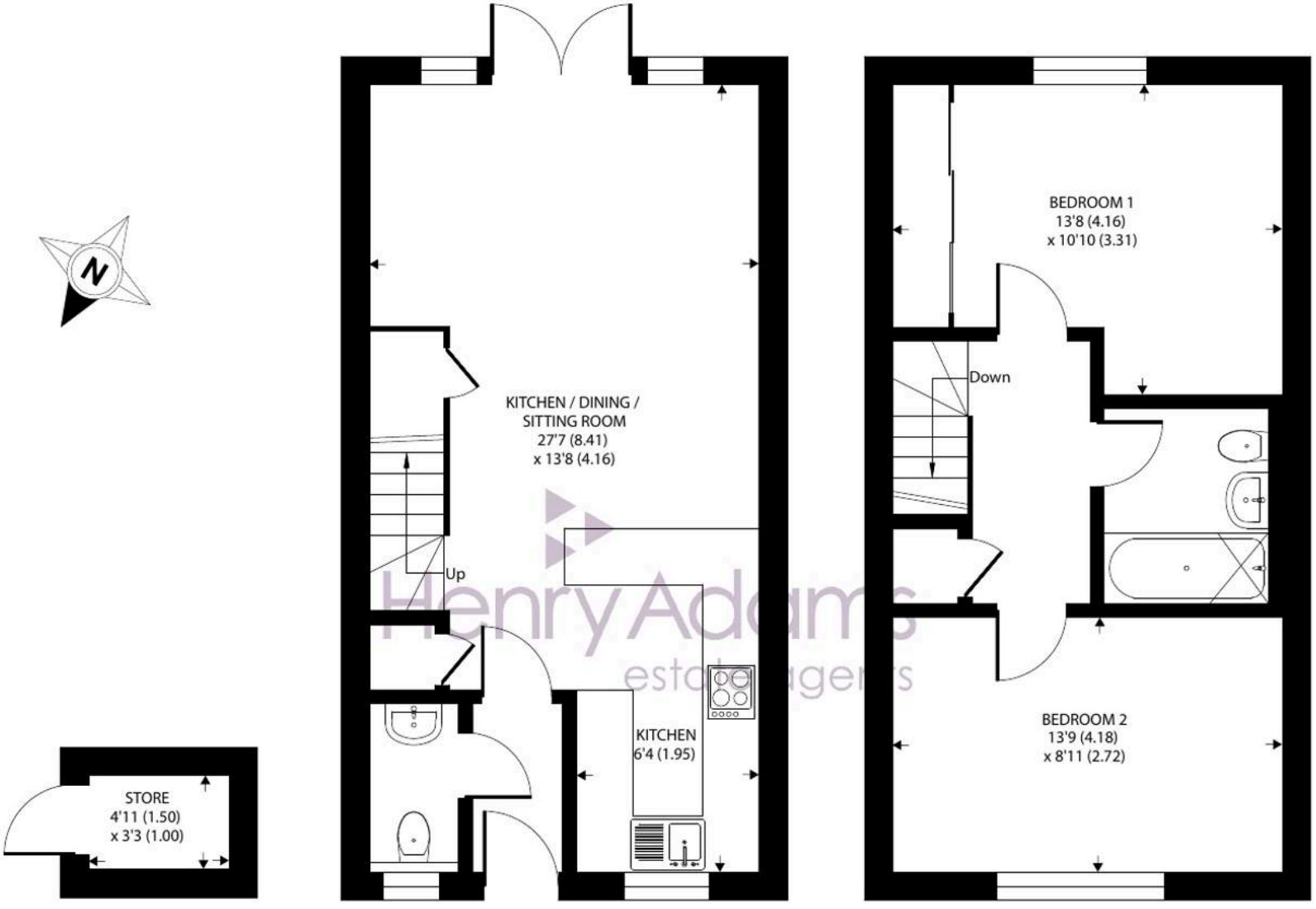
- Terraced House
- Impeccable Condition
- Two Bedrooms
- Integrated In-ceiling Audio System
- Smart Lighting System in all Rooms
- Beautifully Decorated Throughout
- Garden
- Quiet Cul-de-Sac
- Allocated Parking

This beautifully presented two bedroom terraced house offers modern living in an impeccably maintained home, situated in a quiet cul-de-sac with the benefit of allocated parking.

Upon entering, you are greeted by a welcoming hallway that leads into a spacious and tastefully decorated living area, where a state of the art integrated in-ceiling audio system provides seamless sound throughout the ground floor (ideal for entertaining or relaxing). The smart lighting system, installed in every room, allows you to tailor the ambience to your preference, whether hosting guests or enjoying a quiet evening in. The contemporary kitchen features high quality fittings and ample storage, blending effortlessly with the overall aesthetic of the property.

Upstairs, two generously sized bedrooms offer comfortable accommodation, each decorated to a high standard with fitted blinds and designed to maximise natural light. The stylish family bathroom is fitted with modern fixtures including Rainfall shower.





GROUND FLOOR

FIRST FLOOR

Crossfields, Bognor Regis

Approximate Area = 758 sq ft / 70.4 sq m
Outbuilding = 16 sq ft / 1.4 sq m
Total = 774 sq ft / 71.8 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: 1417130

Further benefits include double glazing and efficient heating, ensuring comfort all year round. This home is perfect for first time buyers, professionals or those looking to downsize without compromising on quality and style. With its combination of advanced technology, meticulous presentation and a peaceful location, this property represents an exceptional opportunity to acquire a home that is both practical and luxurious.

The property occupies a popular residential location in Bersted Park. Bersted Park is a relatively new, yet very established Berkeley development offering an extensive collection of homes located in an enviable location just a short drive to the cathedral city of Chichester and the seaside town of Bognor Regis.

What3Words ///leap.busy.save

Estate Charge: We understand the estate charge is approximately £264.66 p.a.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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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.