



1 Edwin Close, Bersted

Guide Price £350,000



1 Edwin Close

- End of Terrace House
- Berkeley Development of Bersted Park
- Well Proportioned Square Reception Room
- Modern Fully Fitted Kitchen
- Downstairs Cloakroom
- Principal Bedroom with En-suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Immaculate Condition Throughout
- Pretty Garden

Located within the Berkeley development of Bersted Park, this immaculate three bedroom end of terrace house presents an exceptional opportunity for those seeking modern living in a well-regarded community.

The front door to the house opens to an entrance hall leading to all ground floor rooms. To one side is the sleek and fully integrated kitchen with space for a small table and chairs. Also accessed from the hallway is a cloakroom and then a door to the wonderful reception room. This features double French doors to the garden and includes a large walk-in storage cupboard.

Ascending to the first floor, there is an excellent principal bedroom with an en-suite shower room, two further bedrooms and a family bathroom.

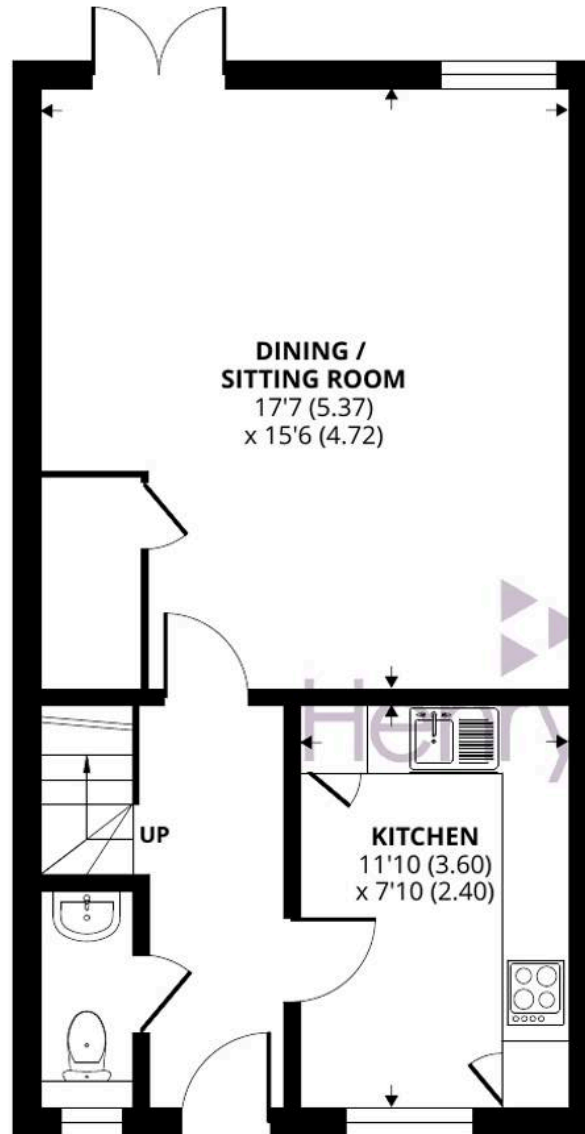
The interior of the property is maintained to the highest standards, and is situated in a private road in a cul-de-sac, off a cul-de-sac.

Outside, the pretty garden is largely paved.

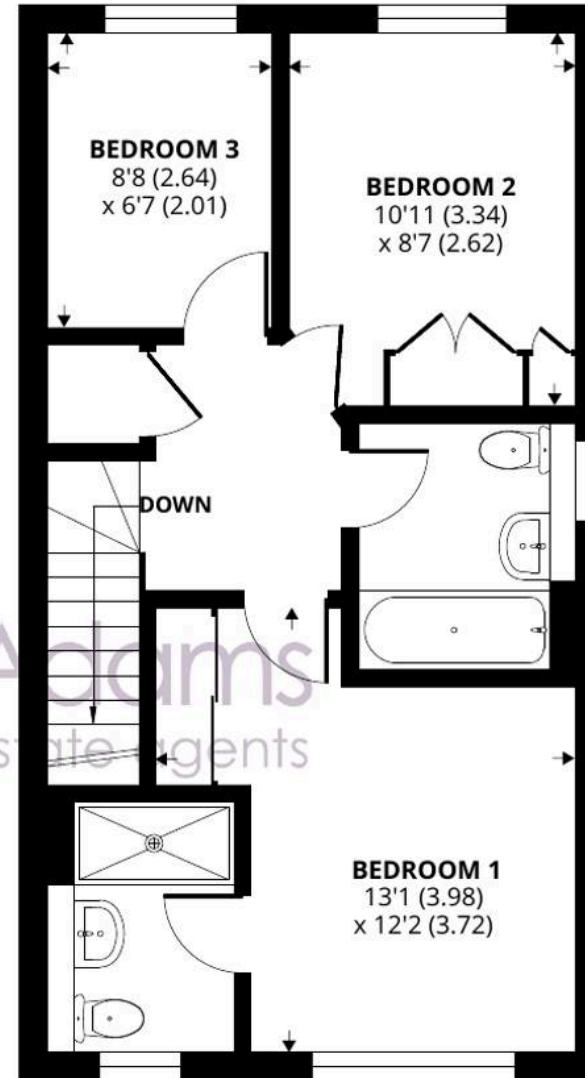








GROUND FLOOR



FIRST FLOOR

Edwin Close, Bognor Regis

Approximate Area = 926 sq ft / 86 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 2025. Produced for Henry Adams. REF: 1310763

In conclusion, this three bedroom end of terrace house represents a rare opportunity to acquire a stylish and impeccable residence in a desirable location.

The property is in a desirable location close to the seaside town of Bognor Regis. There is a primary school, trim trail, village green and landscaped open space with lake walk and sporting facilities. The Cathedral City of Chichester is ideally located for Goodwood and famous for horseracing, the world renowned Festival of Speed and Revival motor sport events.

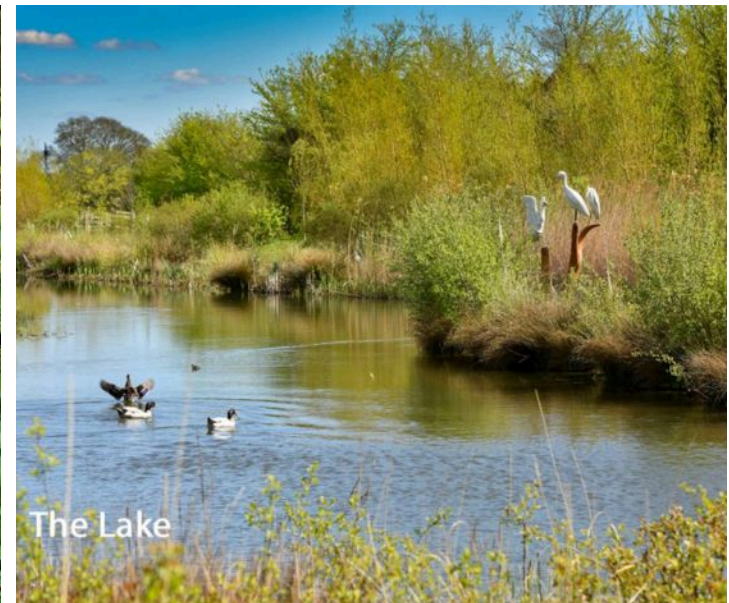
What3Words [///agenda.cotton.backs](https://www.what3words.com/agenda.cotton.backs)

Private Road Charge: We understand the private road charge is currently £180 p.a.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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