



17 Fairlands, Bersted

Guide Price £325,000

 **Henry Adams**
estate agents

17 Fairlands

- Immaculate Semi-detached Bungalow
- Dual Aspect Sitting/Dining Room
- Galley Style Kitchen
- Third Bedroom/Study
- Modern Family Bathroom
- Driveway providing Off-Road Parking and Integral Garage
- Established Garden
- Convenient to Local Bus Routes and Shops at North Bersted
- No Forward Chain

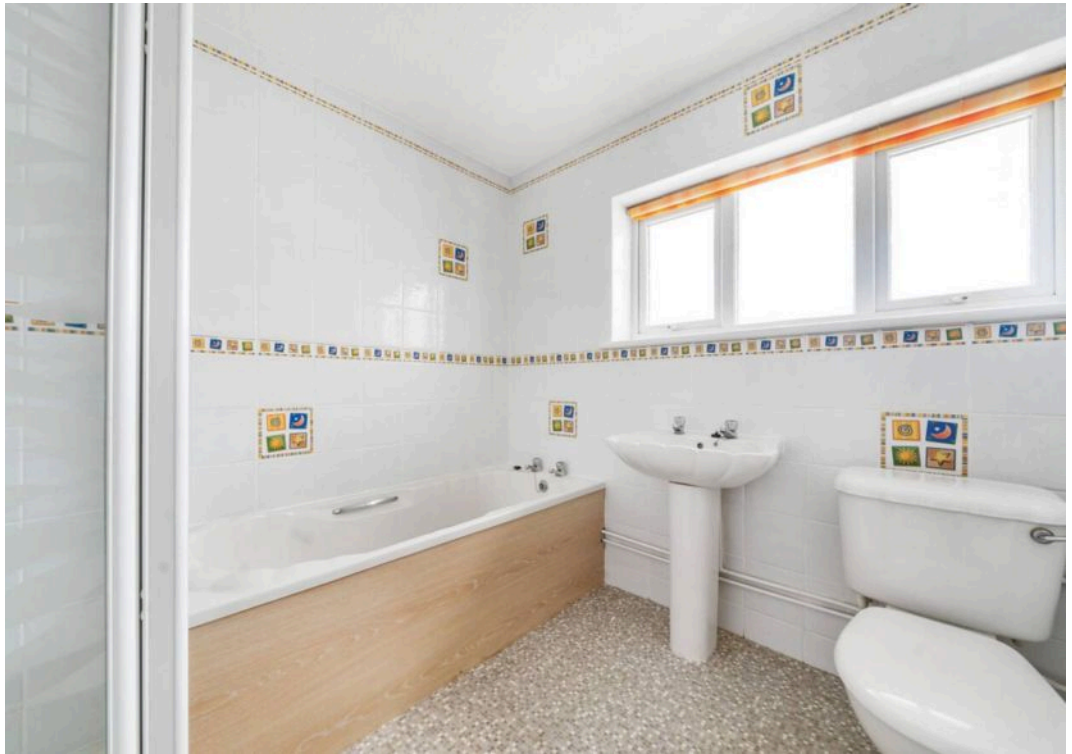
This bungalow occupies a generous plot, the front garden is attractively hard landscaped for ease of maintenance having a driveway providing off-road parking and leading to the integral garage.

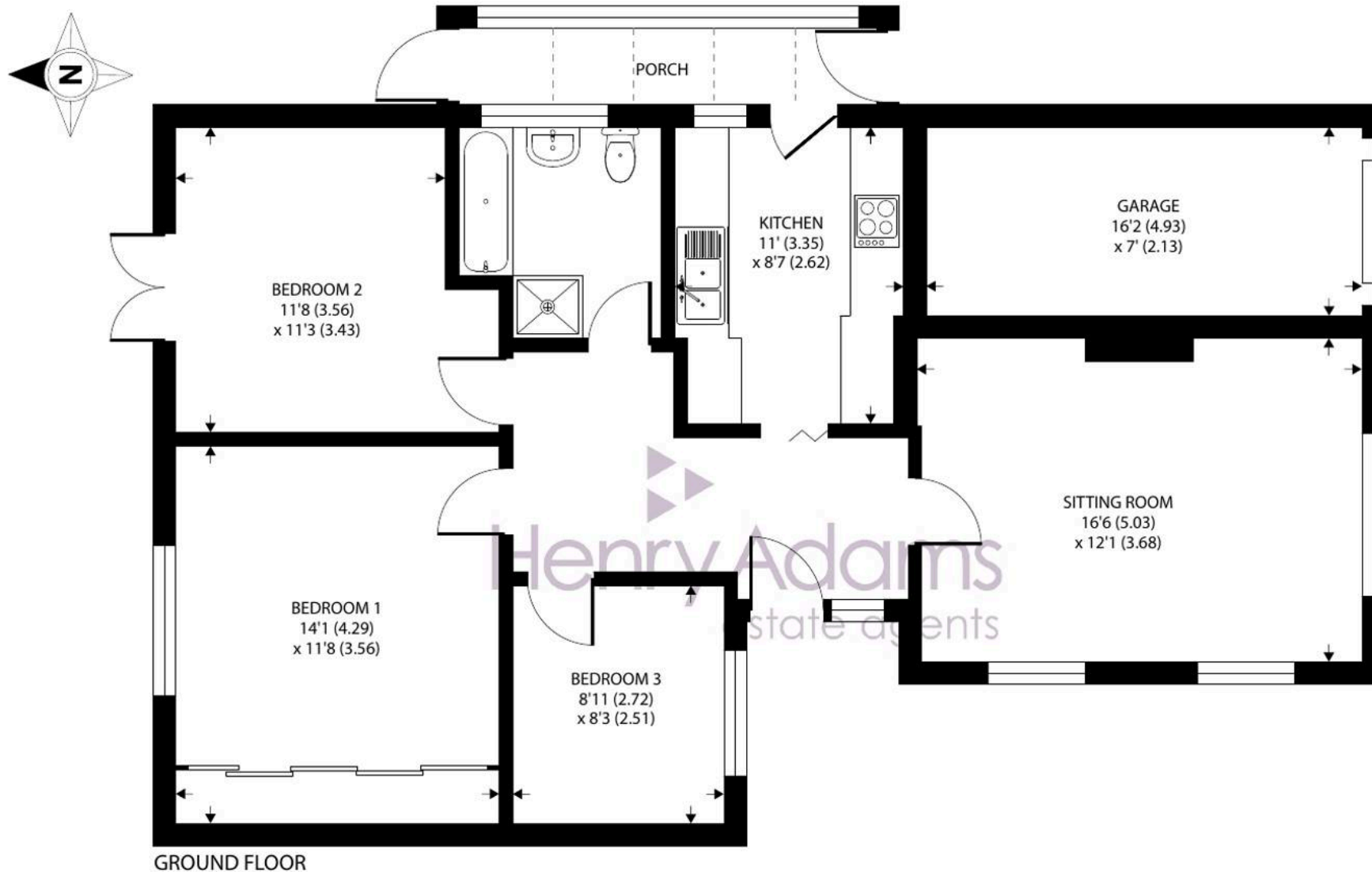
The accommodation briefly comprises, entrance hallway, dual aspect sitting/dining room, galley style kitchen fitted with modern white units with an eye-level double oven and gas hob. There is a fitted fridge and space for white goods and door to the side porch.

There are two double bedrooms, one with a full bank of fitted wardrobes, the second has patio doors leading to the garden and currently being used as a second reception room. There is a third bedroom ideal for a study. The bathroom is fitted with a white suite with a separate shower cubicle and WC.

Outside, the rear has a central lawn patio, timber shed and established fruit trees.







Fairlands, Bognor Regis

Approximate Area = 844 sq ft / 78.4 sq m (excludes lean to)

Garage = 113 sq ft / 10.4 sq m

Total = 957 sq ft / 88.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1129339

A viewing is thoroughly recommended to appreciate its quiet convenient location. The property is offered with no forward chain.

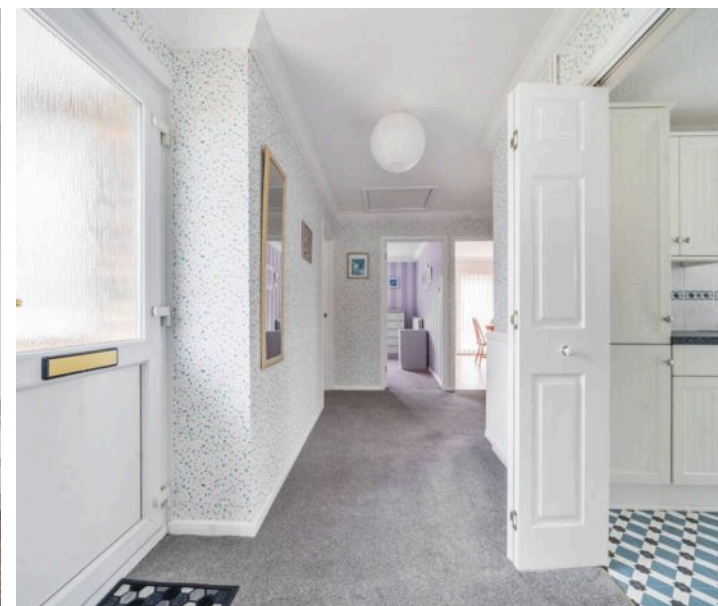
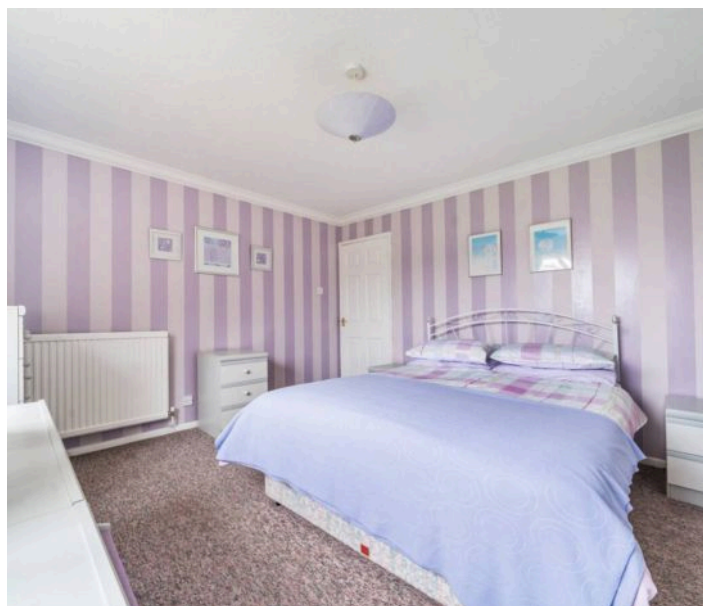
The property is located north of the town centre, in a popular residential area conveniently located for the Bersted parade of shops and Tesco Express. Bus services pass nearby that give access to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words ///jolly.fake.zooms

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.