



3 Burberry Close, Bersted

Guide Price £550,000



3 Burberry Close

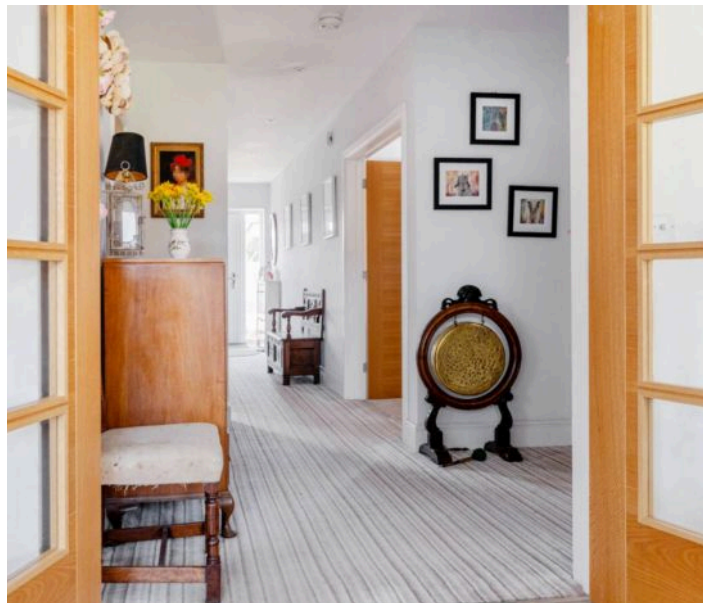
Immaculately presented detached house situated in a private gated development in North Bersted with easy access to the A259.

- Detached House situated in a Private Gated Development
- Impressive Entrance Hall with WC
- Two Reception Rooms
- Open Plan Kitchen/Dining/Family Room
- Four Double Bedrooms
- Two En-Suite Shower Rooms
- Contemporary Family Bathroom
- Generous Rear Garden
- Garage and Parking

The accommodation briefly comprises to the ground floor, impressive entrance hall with ground floor WC, double width doors to a spacious sitting room, plus an additional sitting room which is currently used as a library. Double width doors to the open plan kitchen/dining/family room with French doors onto the rear garden. The kitchen is fitted with contemporary white gloss units with integral appliances and there is a separate utility room with side access.

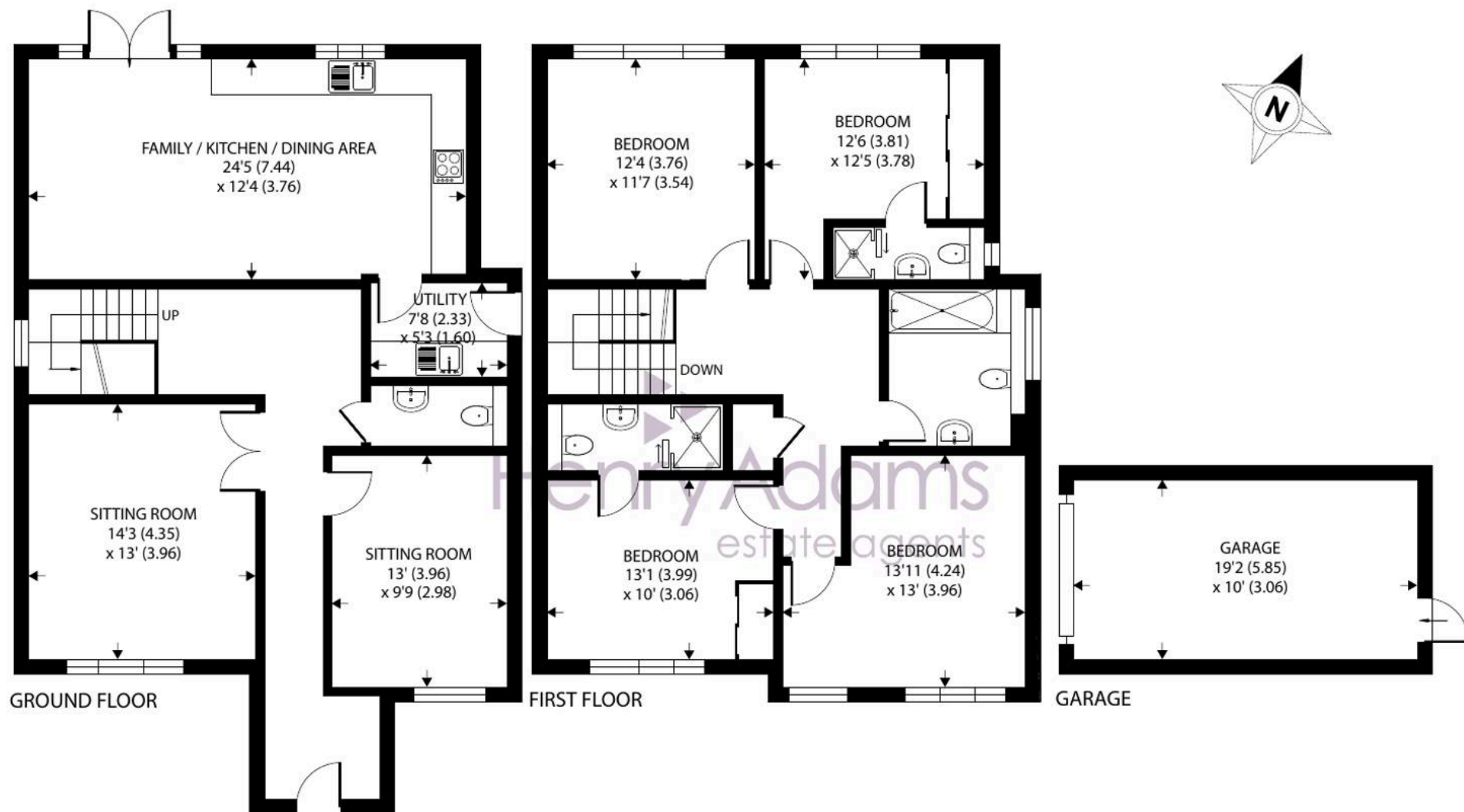
To the first floor, there are four double bedrooms, two of the bedrooms boast en-suite shower rooms and fitted wardrobes and there is a separate modern family bathroom.

Cont









Burberry Close, North Bersted, Bognor Regis

Approximate Area = 1815 sq ft / 168.6 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 2008 sq ft / 186.5 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). © n̄checom 2025.
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The property further benefits from, solar panels, underfloor heating to the ground floor and a generous rear garden, with patio and lawn areas. There is also an attached garage and driveway providing off-road parking. An internal viewing is essential to appreciate the location and generous accommodation on offer.

Burberry Close is a small gated mews style estate off North Bersted Street which leads to a small hamlet of character properties. The main A259 has excellent access to the Cathedral City of Chichester with the renowned Festival Theatre, precinct shopping facilities and a wide range of restaurants cafes and bars. The seaside town of Bognor Regis has a traditional promenade, beaches and sailing clubs plus a mainline railway station with services to London and the South Coast.

Estate Charge: We understand estate charge is approximately £30 per month.

What3Words ///Good.gallons.laying

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B





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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.