



**34 Whiteways, Bersted**

Guide Price **£340,000**



## 34 Whiteways

- Semi-detached House
- Good Condition Throughout
- Large Reception Room
- Side Extension to give Extra Ground Floor Reception Room
- Cloakroom
- Four Bedrooms
- Permanent Studio Room in the Garden
- Large Garden
- Set in a Cul-de-Sac

A well presented semi-detached house located in a cul-de-sac with a large garden.

This excellent home boasts four bedrooms, as well as an extra room downstairs in an extension. In addition to the main house, there is also a large permanent studio room in the garden with light and power providing the perfect retreat for creative endeavours or indeed an office/business space.

The interior is presented in good and stylish condition throughout. The front door opens to a hallway with stairs to the first floor, under stairs storage cupboard and doors to the reception and kitchen. The reception room is a double aspect room with wooden floors and a feature fireplace. The kitchen features a range of wall and base units, space for an American style fridge/freezer, with opening to utility area and doors to cloakroom, second reception room and garden.

On the first floor there are four bedrooms and a family bathroom.













## Whiteways, Bognor Regis

Approximate Area = 1004 sq ft / 93.2 sq m

Outbuilding = 113 sq ft / 10.4 sq m

Total = 1117 sq ft / 103.6 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: 1331794



In summary, this semi-detached house presents a wonderful opportunity to own a tastefully designed property with versatile living spaces, a spacious garden, and a studio room for added potential.

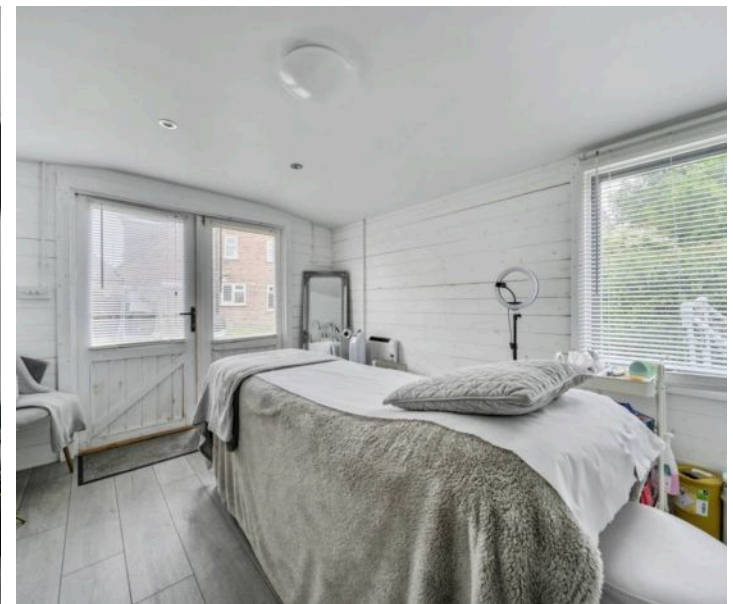
The property is situated in a convenient location for travelling into nearby Bognor town centre and Chichester. There are regular local bus links and with Bognor mainline railway station just a short distance away, travelling further afield to London and other areas is also relatively straight forward.

What3Words ///fear.bridge.wheels

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







## Henry Adams - Bognor and Aldwick

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