



17 Sonning Crescent, Bersted Park

Guide Price £480,000

 **Henry Adams**  
estate agents



# 17 Sonning Crescent

- Immaculately Presented Detached House
- Entrance Hall with WC
- Dual Aspect Sitting Room
- Kitchen/Dining Room/Family Room
- Principal Bedroom with En-suite
- Three Further Bedrooms
- Quality Fitted Family Bathroom
- South-west Landscaped Garden
- Garage and Off-Road Parking

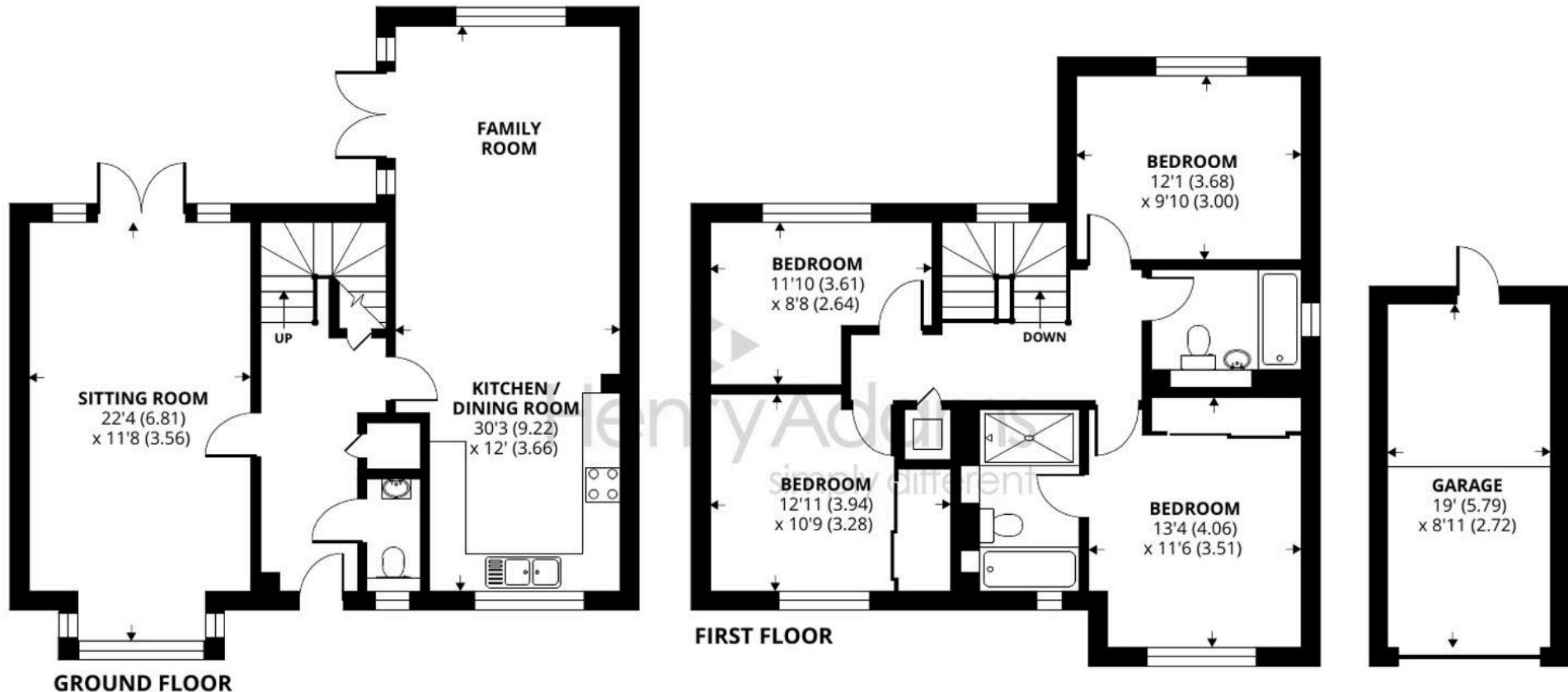
This extremely well presented and spacious detached house has been finished to a high specification, situated in a desirable location on the Berkeley development of Bersted Park.

The accommodation comprises, entrance hall with WC and two storage cupboards. The spacious open plan living room has a quality fitted kitchen with stylish units and integral appliances, space for TV snug and dining area which has patio doors. A bright double aspect sitting room with bay window and double doors leading out to the south-west facing garden, which has a central lawn, quality tiled patio, raised decking under a pergola and side access to the driveway and garage.

On the first floor is the principal bedroom, which offers a contemporary style en-suite bathroom, WC, wash basin and a large walk-in shower. There are three further bedrooms and a family bathroom, which has a modern white fitted suite, panelled bath with shower over, wash basin and WC.







## Sonning Crescent, Bognor Regis

Approximate Area = 1504 sq ft / 139.7 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1675 sq ft / 155.6 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). ©nchecom 2022.  
Produced for Henry Adams. REF: 901669

Outside, the property has the benefit of a garage, which has power and light, and personal door from the rear garden.

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 // [cheese.social.frogs](https://what3words.com/cheese.social.frogs)

Estate Charge: We understand the estate charge is approximately £200 p.a.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Henry Adams - Bognor and Aldwick

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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.