



## 2 Lethaby Road, Bersted Park

Guide Price £525,000



A scenic view of a lake surrounded by lush greenery. In the foreground, there are some out-of-focus green plants. The lake's surface is calm, reflecting the sky and the surrounding trees. On the right side of the lake, a dense thicket of tall, thin trees with bright green leaves stands prominently. In the middle of the lake, two ducks are swimming; one is in the process of taking off, with its wings spread wide. To the right, on the grassy bank, there are two white bird sculptures, possibly herons or egrets, standing on a small wooden structure. The sky is a clear, vibrant blue with a few small, white clouds scattered across it. The overall atmosphere is peaceful and natural.

The Lake



## 2 Lethaby Road

- Detached House
- Bay Fronted Sitting Room
- Kitchen/Dining Room
- Cloakroom and Utility
- Principal Bedroom with Dressing Room and En-Suite
- Three Further Bedrooms
- Quality Family Bathroom
- Landscaped Gardens
- Double Garage and Driveway
- Idyllic Parkland Setting

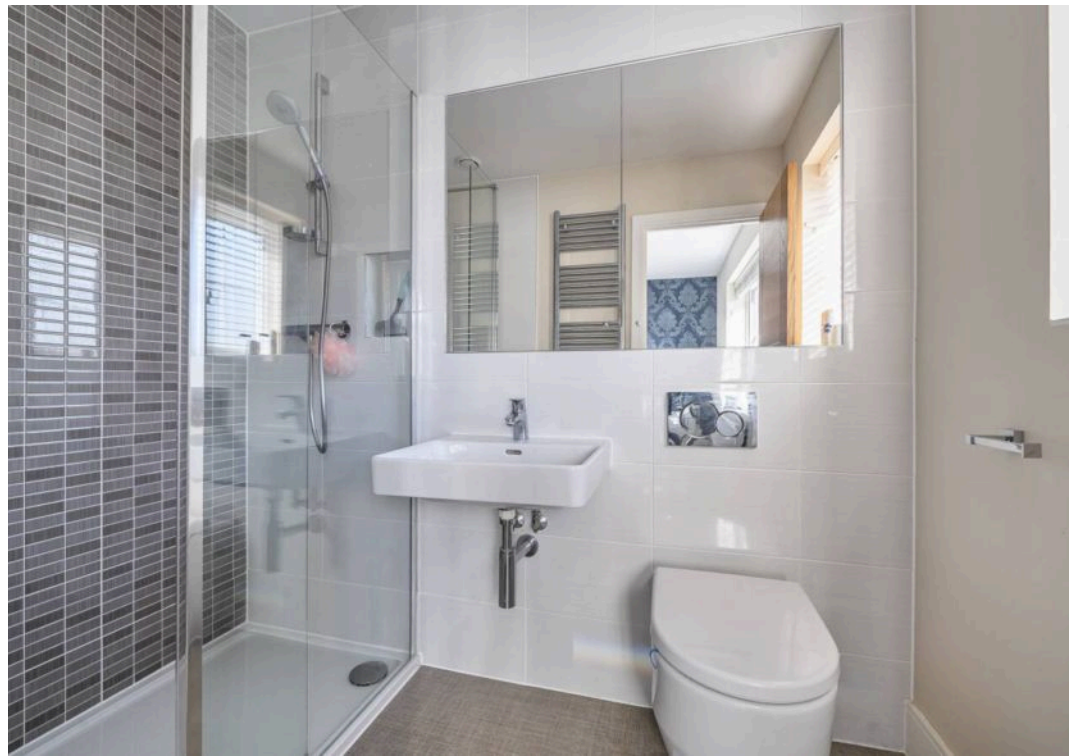
This extremely well presented spacious house has been finished to a high specification and is situated in the desirable location of the Berkeley development of Bersted Park, with junior school Community Centre and recreational spaces.

The accommodation comprises, spacious entrance hall, bay fronted dual aspect sitting room with patio doors to the garden, stunning modern kitchen/dining room with integral fridge/freezer, cooker, hob and dishwasher. There are double doors providing access into the rear garden, space for a dining table and a seating area. There is also a ground floor cloakroom and utility cupboard.

To the first floor, there are four bedrooms, the principal bedroom offers built-in wardrobes and an en-suite shower room with large walk-in shower. There are three further bedrooms and an additional family bathroom, with a shower over the bath, WC and basin.

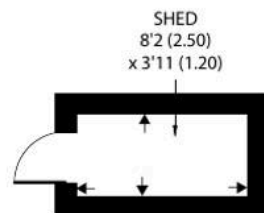




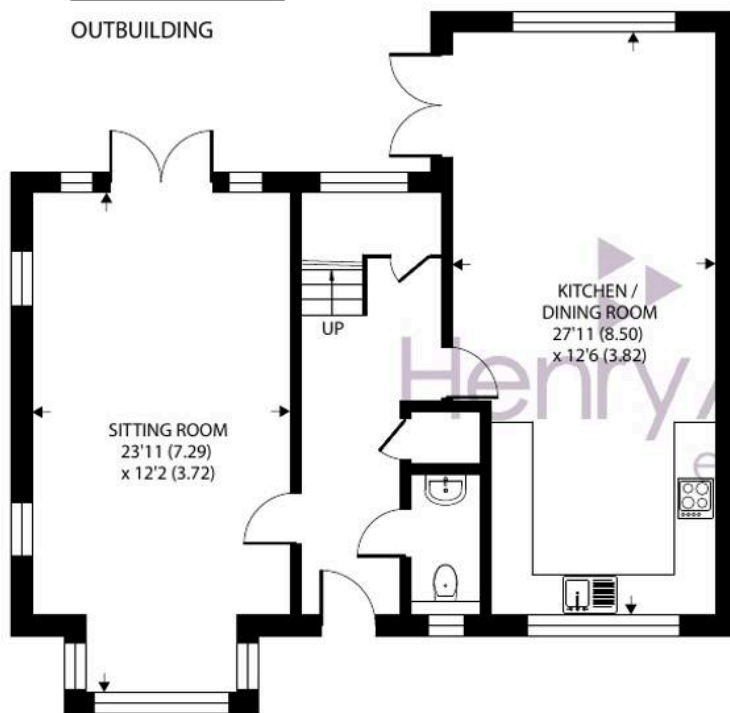




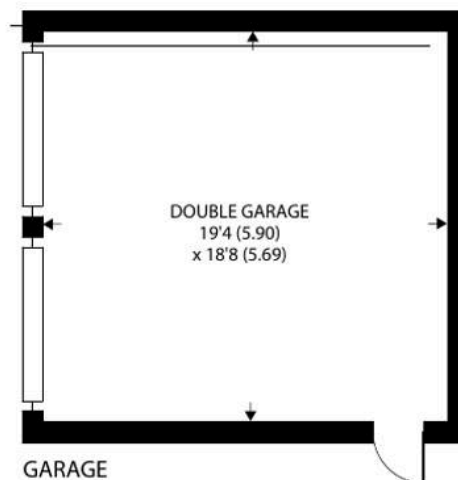




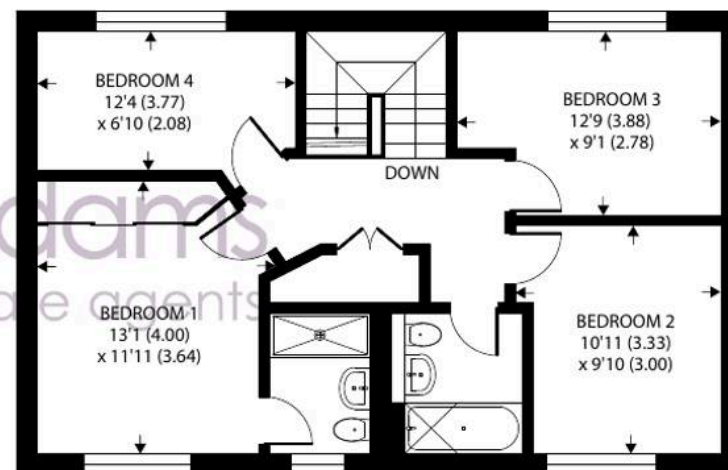
OUTBUILDING



GROUND FLOOR



GARAGE



FIRST FLOOR

## Lethaby Road, Bognor Regis

Approximate Area = 1446 sq ft / 134.3 sq m

Garage = 361 sq ft / 33.5 sq m

Outbuilding = 32 sq ft / 2.9 sq m

Total = 1839 sq ft / 170.7 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 2026. Produced for Henry Adams. REF: 1405827



Outside, the garden has been beautifully landscaped and offers a patio area, established borders, central lawn and rear access to the driveway leading to the double garage.

The property is in a desirable location close to the seaside town of Bognor Regis with its precinct shopping facilities, mainline railway station with services to London Victoria and the South Coast. Bersted Park has a trim trail, village green and landscaped open spaces with lake walk and sporting facilities. Also ideally located for the Cathedral City of Chichester with a range of cafes, bars and restaurants, the Chichester Festival Theatre and Goodwood famous for horseracing, Festival of Speed and Revival motor sport events.

What3Words [///waddled.shower.garage](https://www.what3words.com/waddled.shower.garage)

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B







Trim Trail

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