



## 4 Morris Square, Bersted Park

Guide Price £425,000







## 4 Morris Square

- Town House
- Premium Bersted Park Development
- Recently Refitted Kitchen
- 4 Double Bedrooms
- Two of the Bedrooms Benefit Dressing Rooms and En-Suites
- Utility Room and Office Space
- Open Plan Living
- Low Maintenance Rear Garden

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

The accommodation comprises a spacious entrance hallway, which leads to the fully refitted kitchen open plan to the dining and family area with doors giving access to the rear garden, utility room with additional office space and cloakroom with WC.

The first floor comprises a family sitting room and bedroom one with walk-in dressing room and quality en-suite bathroom with separate walk-in double shower. The second floor comprises three further double bedrooms with one of the bedrooms having an en-suite shower room and walk-in dressing area.

Outside, the front provides a double driveway and leads to the garage. The landscaped rear garden is laid to artificial lawn with patio area and gated rear access.

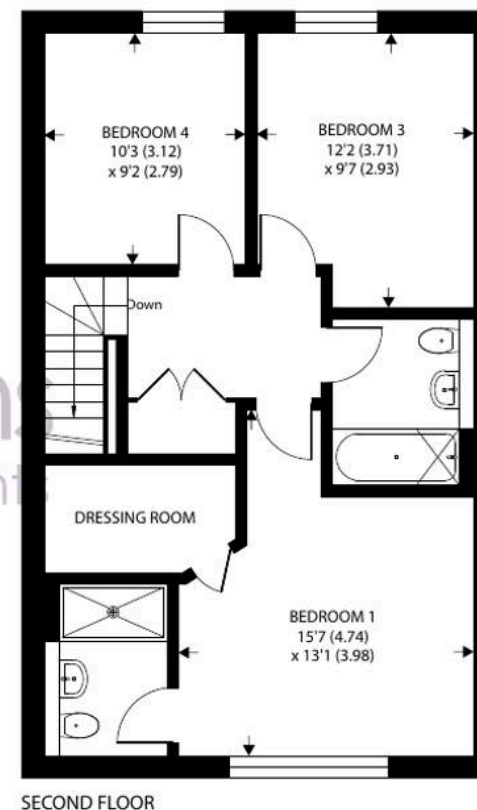
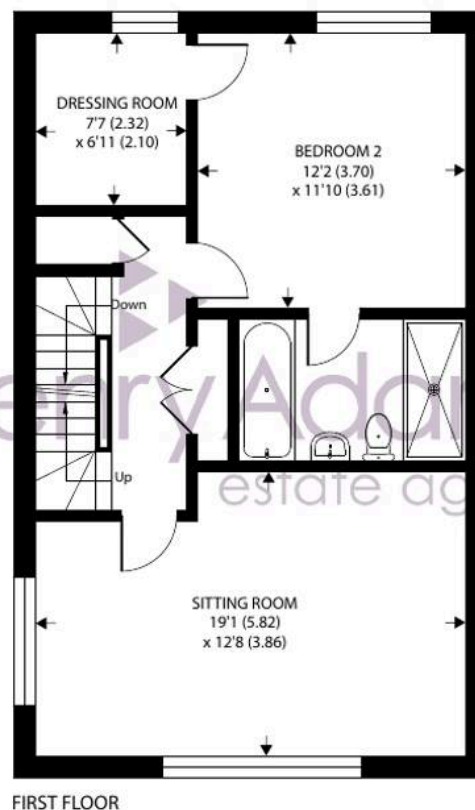
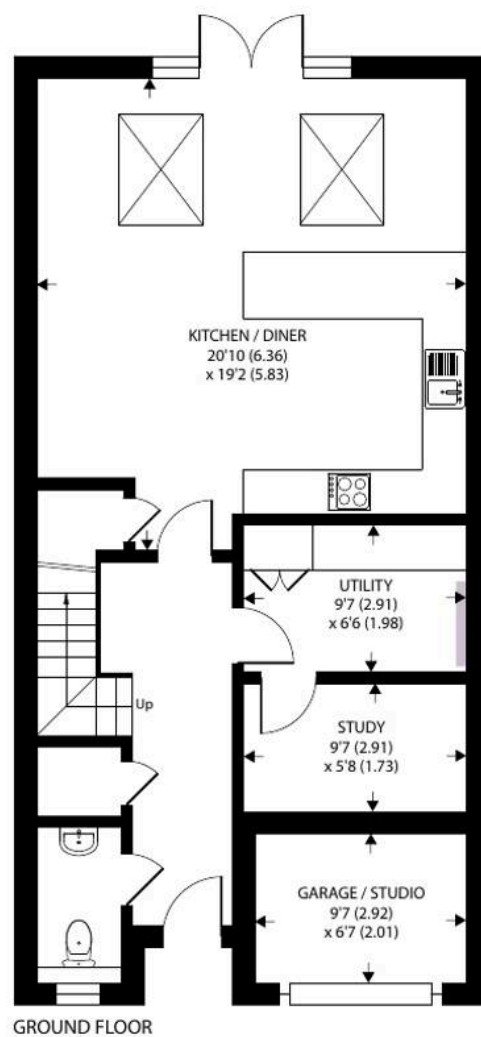












## Morris Square, Bognor Regis

Approximate Area = 1883 sq ft / 174.9 sq m

Garage / Studio = 62 sq ft / 5.7 sq m

Total = 1945 sq ft / 180.6 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 2026.  
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A viewing is thoroughly recommended to appreciate the spacious accommodation and internal presentation.

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.

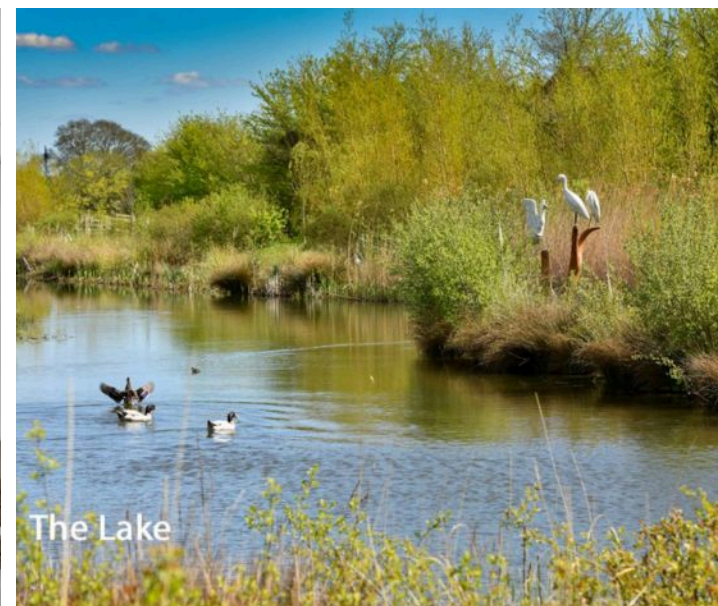
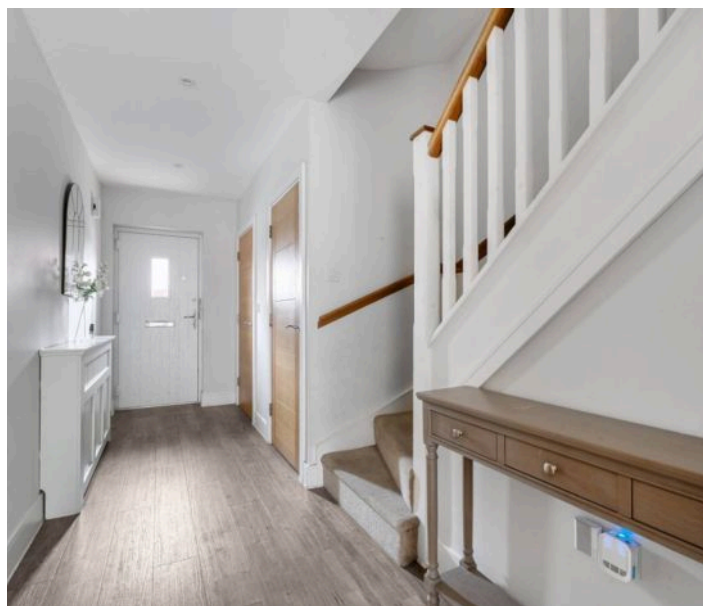
What3Words //herb.scope.barn

Estate Charge: TBC

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B







## Henry Adams - Bognor and Aldwick

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