



# 1 Crossfields, Bersted Park

Guide Price £375,000

# 1 Crossfields, Bersted Park

- Quality Berkeley Homes Specification
- Sitting Room with doors to Garden
- Cloakroom/WC
- Modern Kitchen/Diner with Integral Appliances
- En-Suite Shower Room to Principal Bedroom
- Driveway leading to the Garage
- Ideally situated for Chichester and Bognor Regis

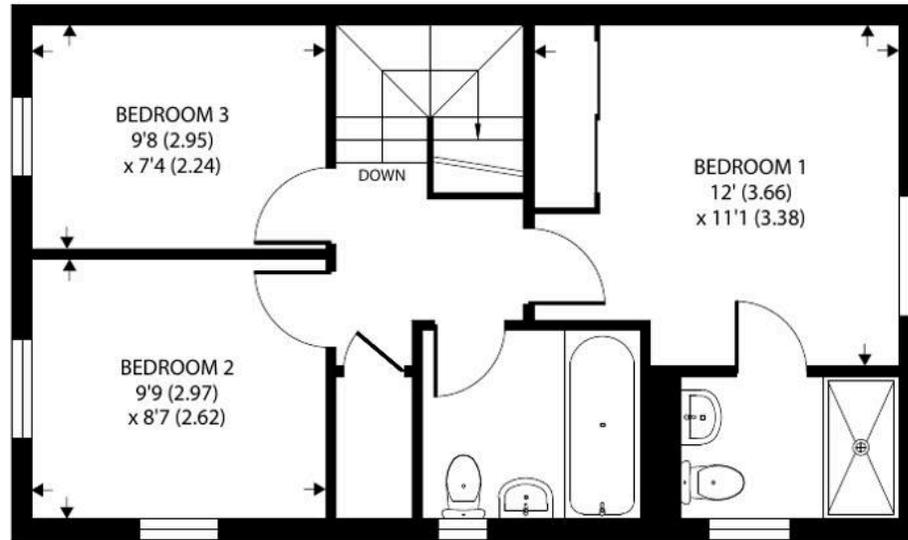
This stylish and modern home is of typical Berkeley Homes specification and is designed to impress from the off with its high quality fixtures and fittings. The property offers contemporary and spacious accommodation, in a quiet location close to shops, schools, and a short drive to the seaside town of Bognor Regis and the Cathedral City of Chichester.

The accommodation briefly comprises, entrance hall with storage cupboard, contemporary kitchen/diner with built-in cooker and hob, integral dishwasher and fridge/freezer. The dual aspect sitting room has double doors providing access into the rear garden. There is a useful cloakroom with WC and space and plumbing for a washing machine.

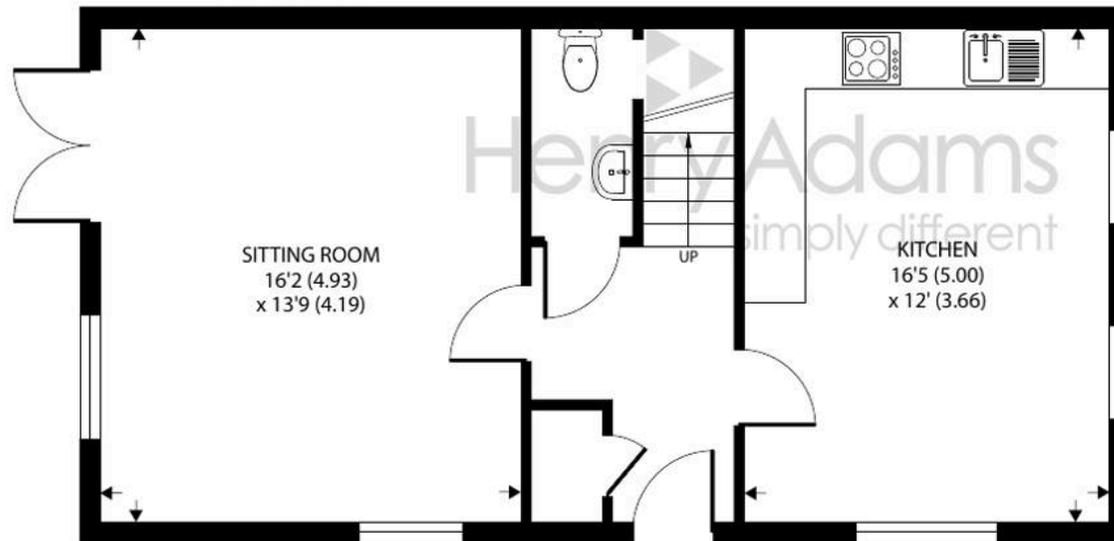
To the first floor, there are three bedrooms with the principal bedroom benefiting from a built-in wardrobe and en-suite shower room. The family bathroom has bath with mixer shower over, WC and basin.



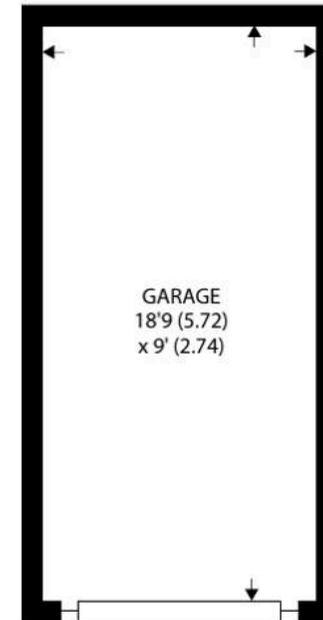




FIRST FLOOR



GROUND FLOOR



## Crossfields, Bognor Regis

Approximate Area = 997 sq ft / 92.6 sq m

Garage = 170 sq ft / 15.8 sq m

Total = 1167 sq ft / 108.4 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). © nichecom 2023. Produced for Henry Adams. REF: 1053804

Outside, the rear garden has composite decking for ease of maintenance with a sunken trampoline and a rear access gate. This takes you to the driveway which in turn leads to the garage, having power and light.

The property occupies a popular residential location in Bersted Park. Bersted Park is a relatively new, yet very established Berkeley development offering an extensive collection of homes located in an enviable location just a short drive to the cathedral city of Chichester and the seaside town of Bognor Regis.

What3Words ///clever.kick.groom

Charges: We understand there is a charge of approximately £190 p.a. for the upkeep of the communal areas.

Council Tax band: D

Tenure: Freehold





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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.