



5 Bramley Gardens, Bersted

Guide Price £450,000

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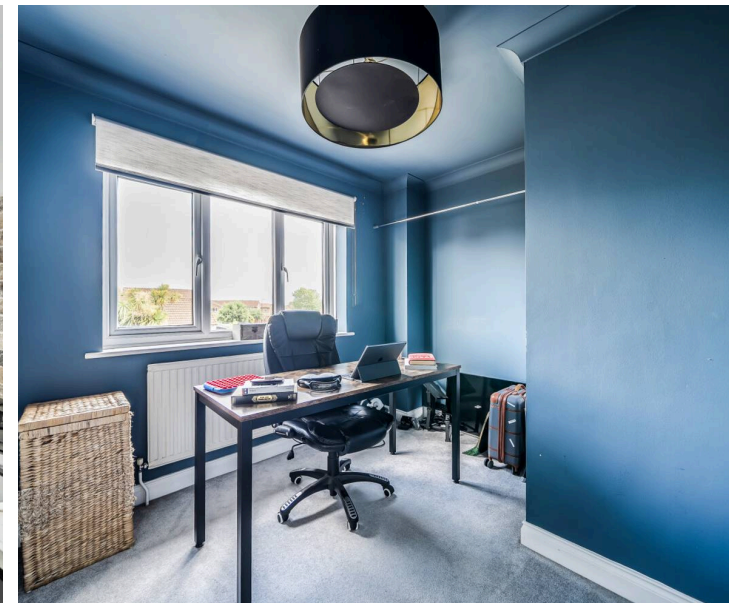
- Impressive Detached House in Quiet Cul-de-Sac
- Open Plan Sitting Room/Kitchen/Diner
- Contemporary Fitted Kitchen with Central Island
- 3/4 Generous Bedrooms
- The Principal Bedroom with En-Suite and Dressing Room
- Modern Family Bathroom
- Creatively Landscaped Rear Garden
- Block Paved Driveway offering Ample Parking
- Garage with Utility Room
- No Forward Chain

This impressive four bedroom detached house is set within a quiet cul-de-sac, offering a superb blend of contemporary design and practical family living.

Upon entering, you are welcomed by a spacious entrance hall with a convenient WC, setting the tone for the quality and attention to detail found throughout the home. The heart of the property is the expansive open plan sitting room, kitchen, and diner, thoughtfully arranged to provide a versatile living space ideal for both entertaining and every-day family life. The contemporary fitted kitchen features a central island, high-end appliances, and ample storage, making it as functional as it is stylish.

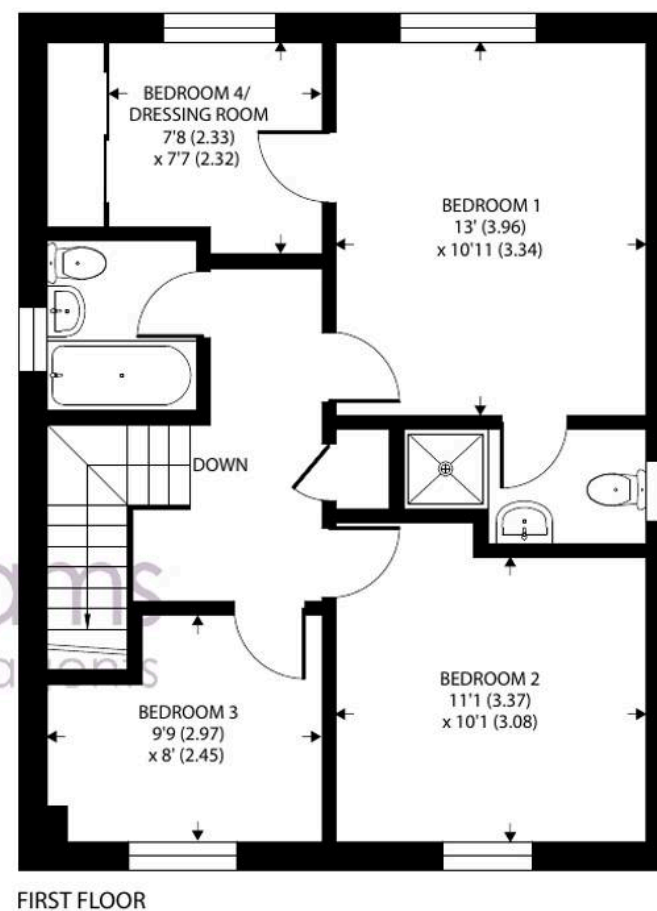
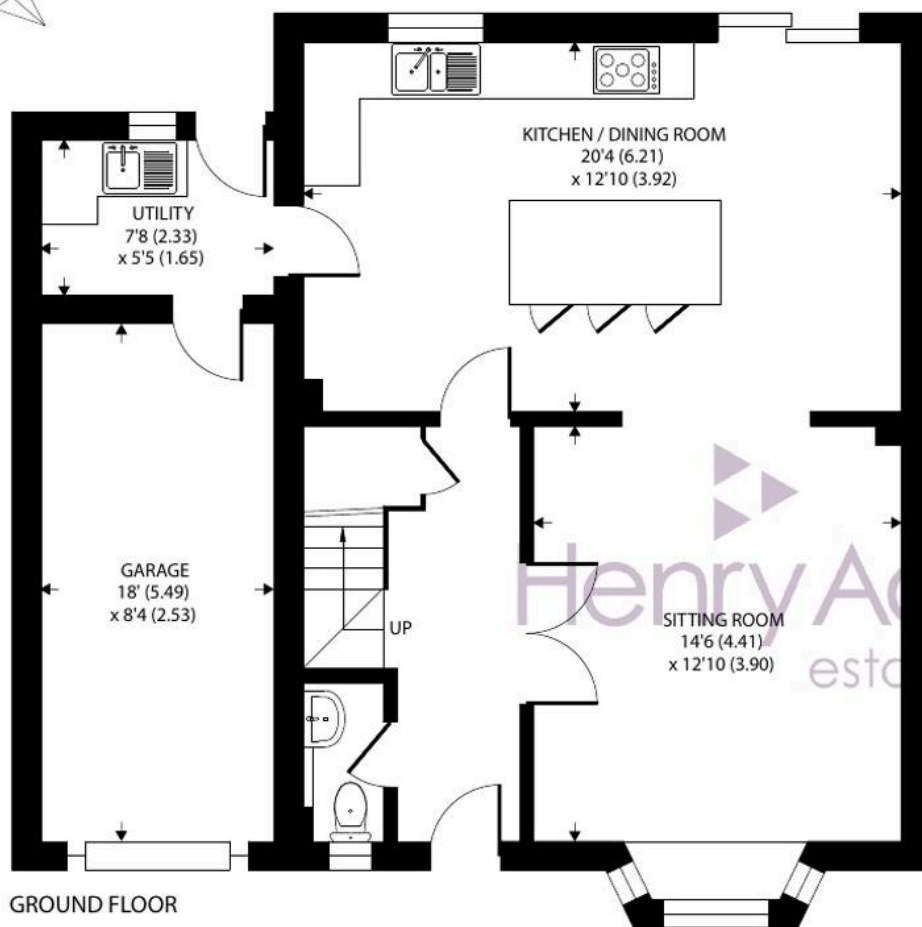
There are three/four generous bedrooms, depending on your preferred configuration, ensuring flexibility for growing families or those seeking a dedicated home office or guest room.

Cont









Bramley Gardens, Bognor Regis

Approximate Area = 1220 sq ft / 113.3 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1367 sq ft / 126.9 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). © natchecom 2026. Produced for Henry Adams. REF: 1471229

The principal bedroom benefits from its own en-suite shower room and a well-appointed dressing room, (the dressing room could be reinstated as a fourth bedroom) providing a luxurious private retreat. The modern family bathroom is finished to a high standard, offering both a bath and a separate shower for added convenience. Throughout the house, quality fixtures and fittings are evident, contributing to the overall sense of refinement and comfort.

Additional features include a garage with an integrated utility room, perfect for laundry and extra storage needs, and a block paved driveway that provides ample parking for multiple vehicles. The creatively landscaped rear garden is designed with alfresco entertaining in mind, making it an inviting space for gatherings with family and friends. This property is ideally suited to those seeking a contemporary open plan lifestyle, with spacious accommodation and thoughtful details that make it a truly exceptional family home.

Early viewing is highly recommended to fully appreciate the space, style, and quality on offer in this outstanding detached residence.

The property is situated in a quiet cul-de-sac on the north side of Bognor. The house is within easy travelling distance to Bognor town centre or nearby Chichester, either by road or via the mainline railway from Bognor town centre. The railway can also get you to London Victoria within 90 minutes.

What3Words [///transit.orchestra.lodge](https://www.what3words.com/transit.orchestra.lodge)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.