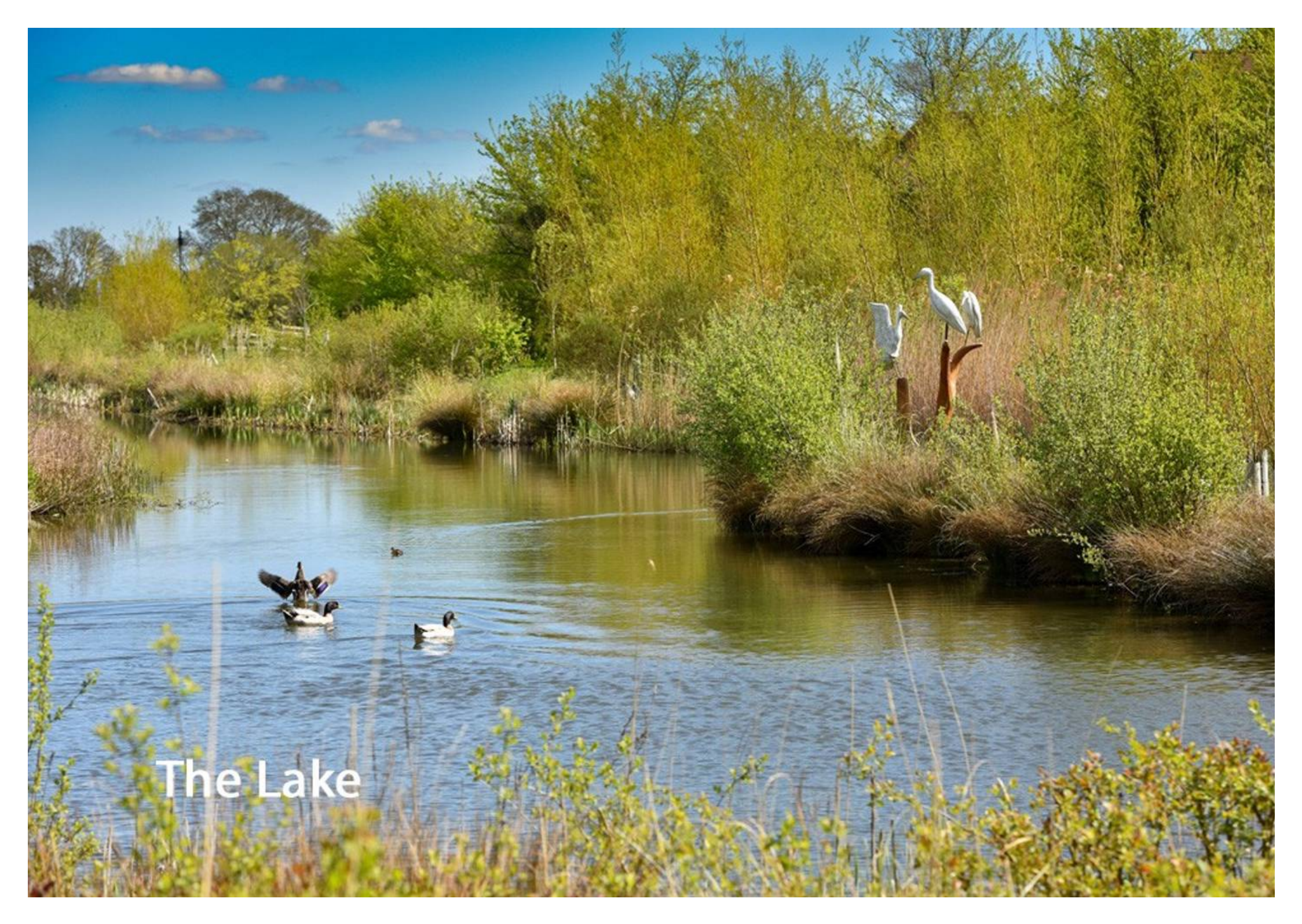




2 Lethaby Road, Bersted Park

Guide Price £475,000

A photograph of a calm lake surrounded by lush greenery. In the foreground, two ducks are swimming in the water. On the right bank, there are two white bird sculptures perched on a wooden post. The background is filled with tall trees and a clear blue sky with a few clouds. The text "The Lake" is overlaid in the bottom left corner.

The Lake

2 Lethaby Road

- No Onward Chain
- 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

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.

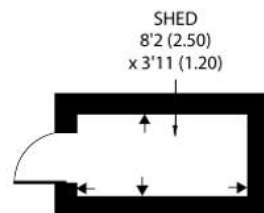
The accommodation comprises, spacious entrance hall, bay fronted dual aspect sitting room with patio doors to the garden, stunning modern kitchen/dining room with integral fridge/freezer, cooker, hob and dishwasher. There are double doors providing access into the rear garden, space for a dining table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

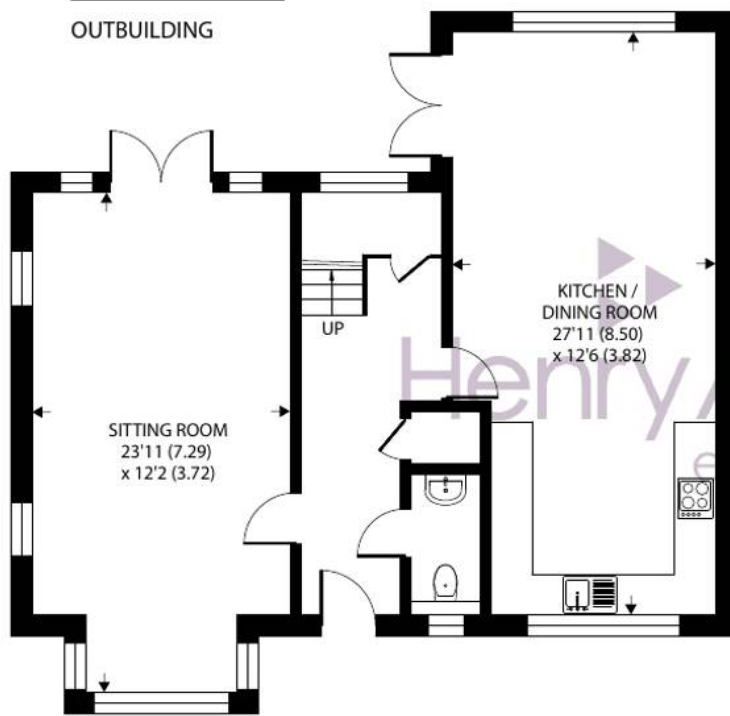




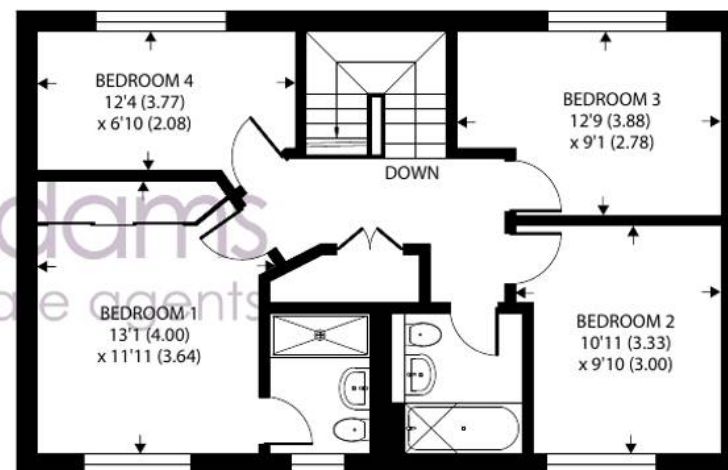
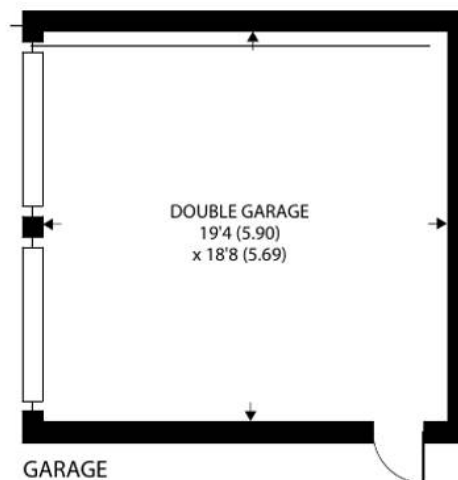




OUTBUILDING



GROUND FLOOR



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.

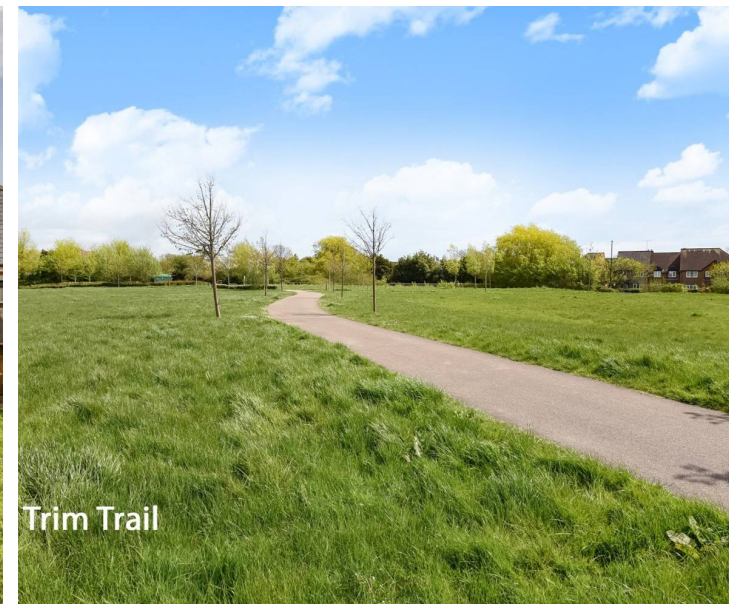
The property is in a desirable location close to the seaside town of Bognor Regis with its precinct shopping facilities, mainline railway station with services to London Victoria and the South Coast. Bersted Park has a trim trail, village green and landscaped open spaces with lake walk and sporting facilities. 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





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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.