



109 Sunningdale Gardens, Bersted

Guide Price £300,000

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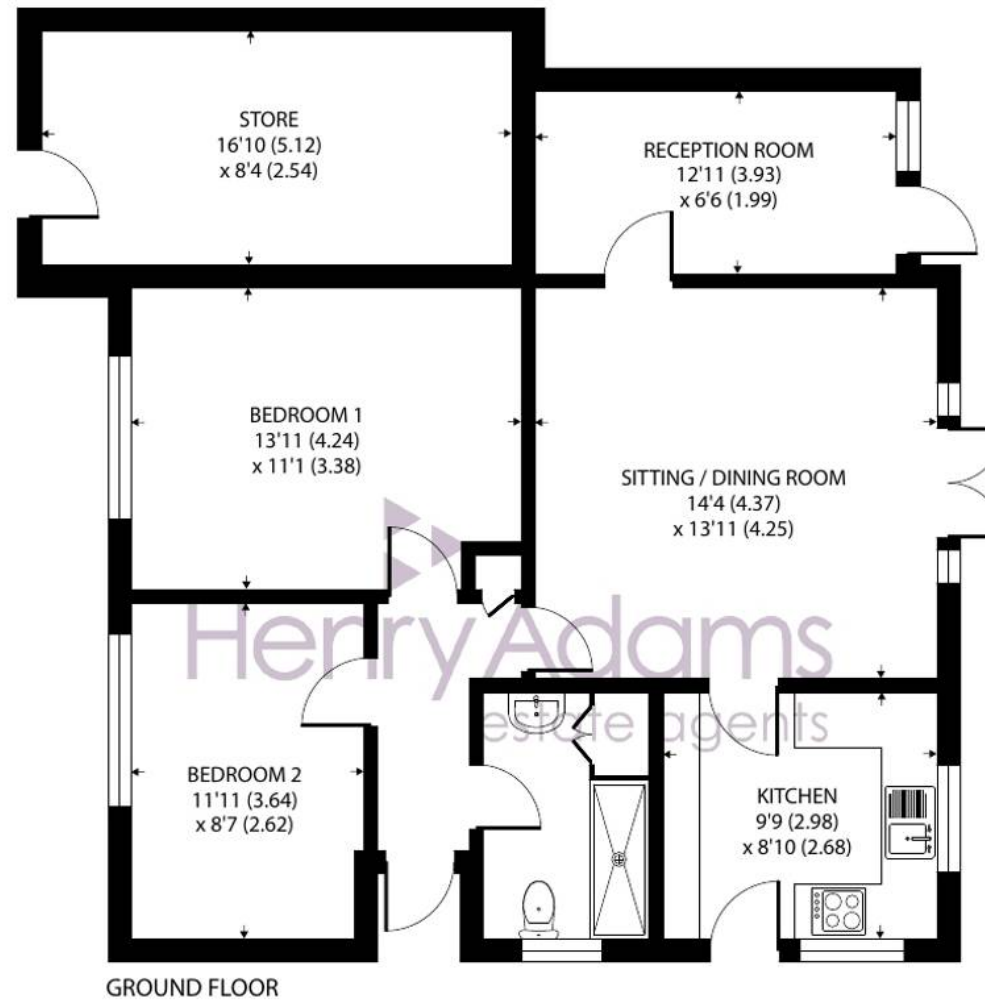
- Link-detached Bungalow
- Situated in Cul-de-Sac
- 2 Bedrooms
- 2 Reception Rooms
- Beautiful Mature Garden
- Off-street Parking for 4 Cars
- Store
- No Onward Chain
- West Facing Garden

Situated in a quiet cul-de-sac, this charming link-detached bungalow offers a tranquil retreat within a peaceful neighbourhood. Boasting two bedrooms and two reception rooms, this property is offered in good condition throughout.

The house offers a large recently completed paved frontage which would allow four cars to be parked. The front door is to the side of the bungalow with access to the rear garden. The front door opens to an entrance hallway leading to most rooms. The reception room has French doors opening up to the garden and doors to the kitchen and second reception room. The kitchen comprises a range of wall and base units with window overlooking the garden and a half glazed door opening to the garden. The second reception room has a glazed door and window opening to the garden at one end and a second door to the store at the other. Bedroom one has a large casement window looking to the front of the house with built-in wardrobes. Bedroom two also has a large casement window to the front of the house.







Sunningdale Gardens, Bognor Regis

Approximate Area = 758 sq ft / 70.4 sq m

Store = 140 sq ft / 13 sq m

Total = 898 sq ft / 83.4 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 2025.
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The garden faces to the west and features a large decked area with veranda roof area which overlooks the beautiful mature garden, largely laid to lawn with mature shrubs and numerous well maintained fruit trees.

The property is located in a residential area to the outskirts of Bognor Regis and benefits from local shops to be found at Bersted where bus services pass nearby giving access to the town centre of Bognor Regis and the city of Chichester.

What3Words ///fell.haven.inches

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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