



Bell & Blake
SALES & LETTINGS

2 Whittaker Grove, North Bersted, Bognor Regis, West Sussex PO21 5FW

Guide Price £385,000

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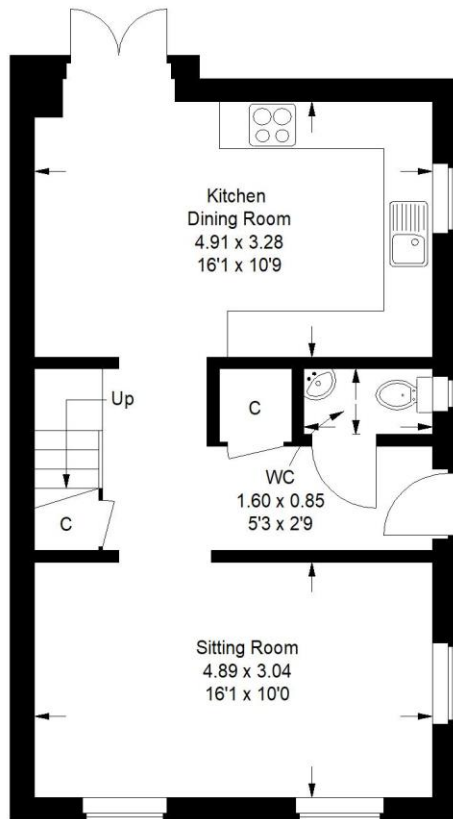
- › Immaculate 3 Bedroom semi detached house
- › Driveway & Pitched roof garage with power
- › Located under 4 miles from Chichester and under 2 miles from The Beach & Bognor Regis Town Centre
- › Westerly aspect secluded rear garden
- › Pleasant outlook over green to the front
- › Remainder of 10 year NHBC guarantee from new (built 2019)
- › Ensuite to master
- › Downstairs WC
- › Contemporary Bathroom
- › Kitchen diner & dual aspect lounge

Located under 4 miles from Chichester and under 2 miles from the local beach and Bognor Regis Town Centre. This immaculately presented semi detached house boasts 3 bedrooms (master with en-suite), contemporary family bathroom, Kitchen Diner, dual aspect lounge, downstairs WC, Westerly aspect secluded rear garden and driveway with pitched roof garage (with power.) The house was built in 2019, and has the remainder of a 10 year NHBC guarantee. An internal viewing is essential to appreciate all the property has to offer.

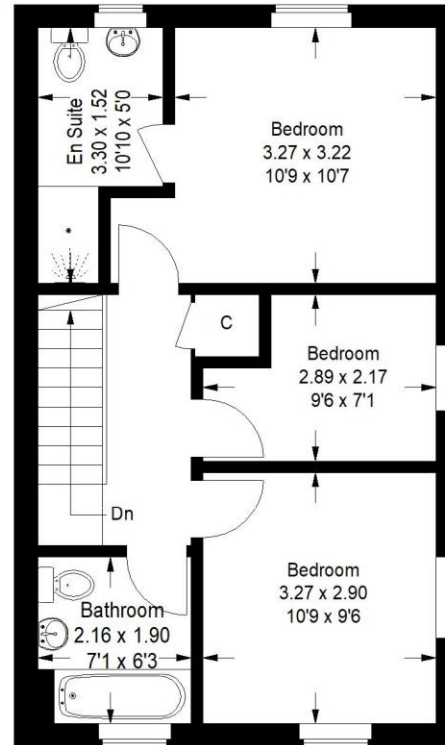
Council Tax Band: D



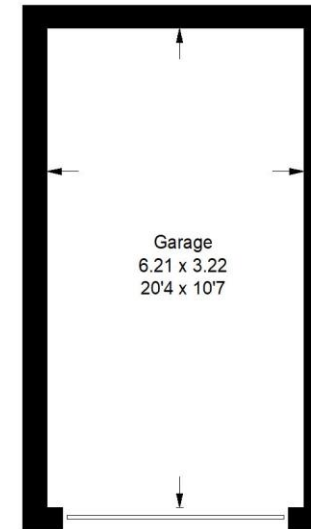
2 Whittaker Grove



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 45.3 sq m / 488 sq ft
 First Floor = 44.5 sq m / 479 sq ft
 Garage = 19.8 sq m / 213 sq ft
 Total = 109.6 sq m / 1180 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk