



Kenton Budd
ESTATE AGENTS

3 Yew Tree Close, North Bersted

'Offers in the region of' £275,000

3 Yew Tree Close, North Bersted, PO22 9UB

A detached bungalow in a private cul de sac requiring some updating

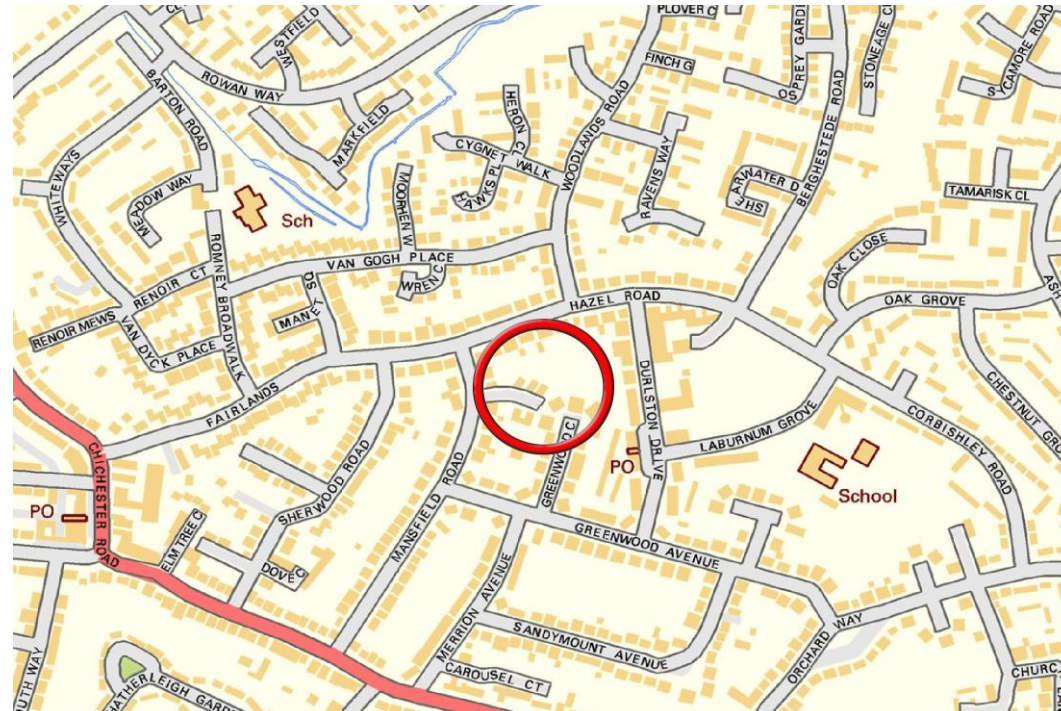


- Detached bungalow
- Large garden over 70' in depth
- Three bedrooms
- Bathroom
- Requires some updating
- Variety of small outbuildings
- Cloakroom
- Sitting room and dining room

This detached bungalow sits in a good size garden which extends to over 70 feet in depth at the rear, with a number of small sheds and outbuildings.

Although requiring some updating it has great potential to become a very pleasant home, in a popular location. The accommodation comprises a covered entrance way, entrance hall, cloakroom, sitting room, dining room with serving hatch to the kitchen, utility room, bathroom and three bedrooms. The heating is gas fired to radiators.

The property is double glazed and has gas fired central heating. The rear garden is bounded by metal fencing and enjoys an open outlook to the rear.



LOCATION

No 3 is located close to the centre of North Bersted with its parade of shops, as well as enjoying easy access to the centre of Bognor Regis, the seafront and the city of Chichester to the West.

DIRECTIONS

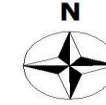
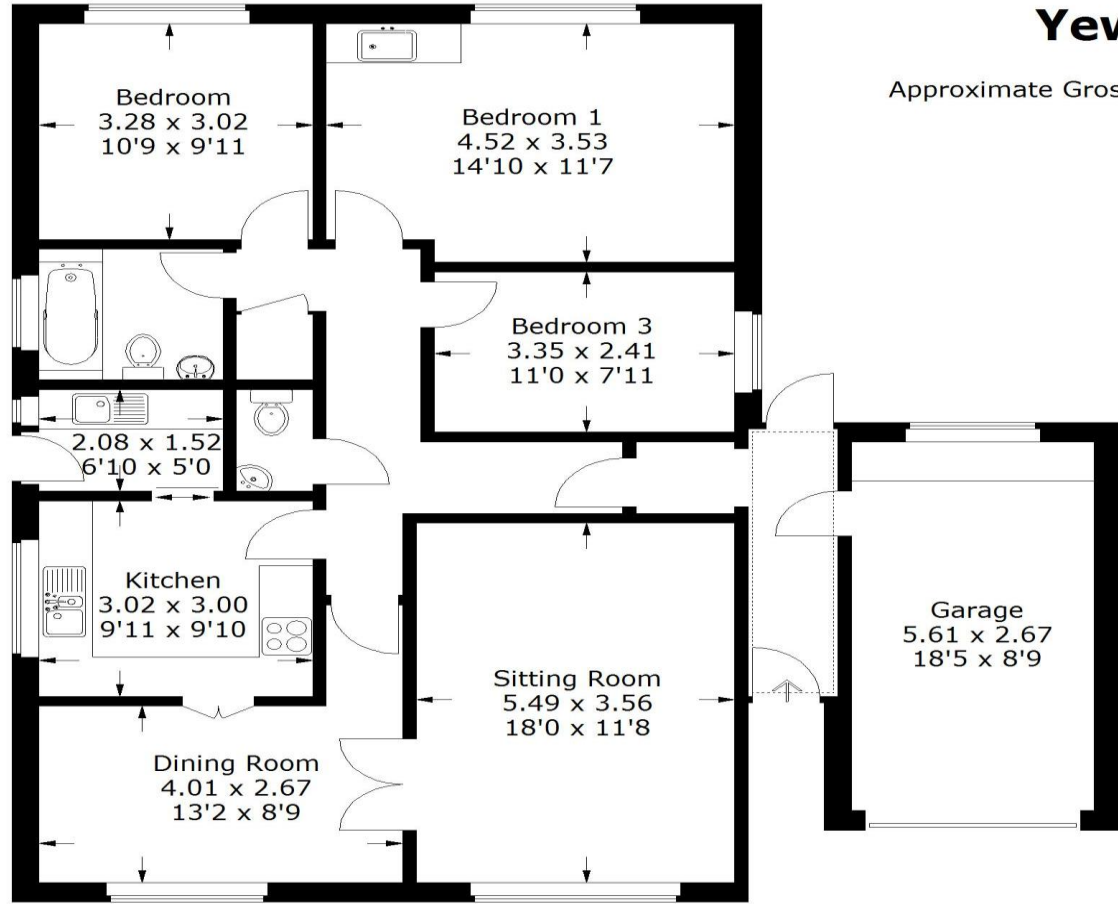
From Chichester proceed along the A259 towards Bognor Regis. Upon reaching North Bersted, after passing the new developments on the left, at the mini roundabout (pink pub), proceed straight across and towards the shops.

As the road bends to the right turn left into Fairlands and then take the second right into Mansfield Road. Yew Tree Close will be seen after a short distance on the left hand side and number three is at the end on the left.

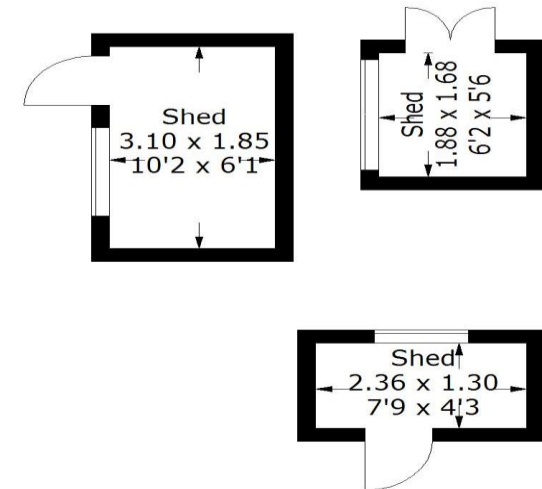


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Approximate Gross Internal Area (Including Garage / Reduced Headroom)
 122.6 sq m / 1320 sq ft
 Shed = 11.9 sq m / 128 sq ft
 Total = 134.5 sq m / 1448 sq ft



= Reduced headroom below 1.5 m / 5'0



(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.(ID220556)

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56 West Street, Chichester, West Sussex, PO19 1RR
 01243 216888
 hello@kentonbudd.com

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