

**1 Shaw Gardens, North Bersted,
Bognor Regis, PO21 5EQ**
Guide Price £415,000 (Freehold)

Glyn-Jones



Total Area: 1338 ft² ... 124.3 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026



Council Tax Band: D

Energy Efficiency Rating: C

Tenure: Freehold

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
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Pleasantly positioned within this popular development, this beautifully maintained four-bedroom end-terrace town house presents an opportunity for family living. Built by the renowned Berkeley Homes and under the same proud ownership since new, the property is offered for sale in excellent condition throughout.

The generous and well-planned accommodation features; entrance with tiled floor; a spacious kitchen/breakfast room, being comprehensively fitted with an extensive range of contemporary units and integrated appliances, the kitchen is further enhanced by an attractive bay window with space for a table and chairs—perfect for families and entertaining guests.

The lounge/dining room is truly impressive, with its open-plan design featuring a vaulted ceiling in the dining area and double doors opening out onto the rear garden. Upstairs, the first floor offers two spacious double bedrooms, each with built-in wardrobes, and a third bedroom currently arranged as a study, featuring a bespoke range of fitted furniture—ideal for home working. The top floor is dedicated to an impressive main bedroom suite, boasting a dressing area with an array of built-in wardrobes and a fully-tiled en-suite shower room and w.c. A stylish family bathroom and a convenient ground floor cloakroom serve the rest of the home.

Outside to the rear is an attractive low-maintenance garden complete with a paved patio, gravel landscaping, timber summerhouse, and useful gated side access. At the front, there is a pleasant open-plan garden area, along with a pitched-roof garage complete with light, power, and additional parking in front, providing ultimate convenience.

The home benefits from underfloor heating to the ground floor, (radiators to the additional floors) and double glazing, ensuring year-round comfort and efficiency.



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Occupying a popular location within North Bersted, residents are within easy reach of local shops, highly regarded schools, picturesque parks, and open countryside. Bognor Regis town centre with its array of amenities, beaches, and the popular seafront promenade is just a short drive away. Excellent transport links connect you to Chichester and beyond, making this home ideal for commuters and families alike.

Arrange a viewing today to fully appreciate all that this exceptional home has to offer.



spacious lounge/dining room overlooking the rear garden with impressive, vaulted ceiling



WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



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