



85 North Bersted Street
North Bersted
PO22 9AF



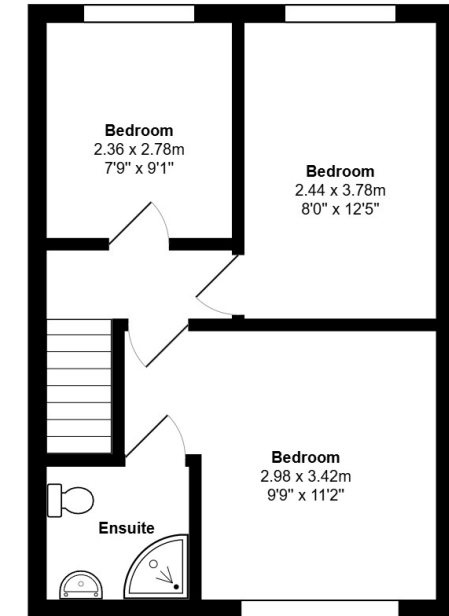
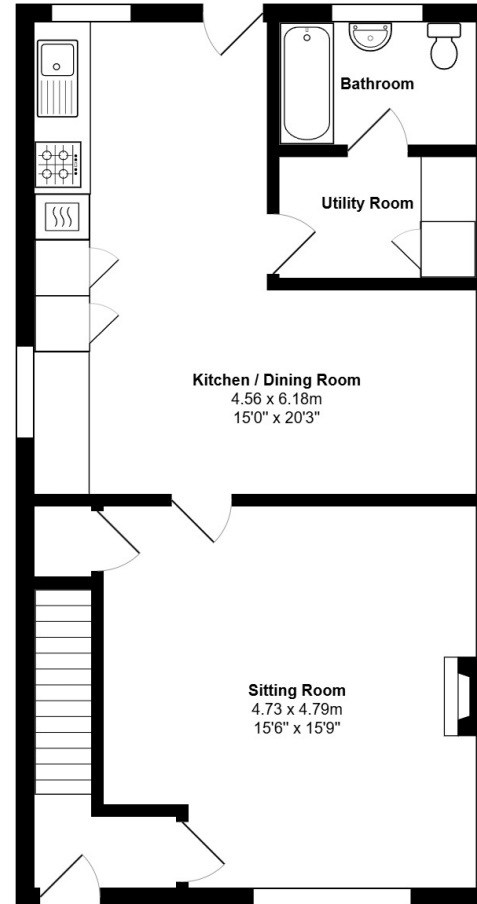
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3 Bedroom end of terrace cottage
£395,000 Freehold

Floor Plan:

- End-terraced character cottage
- 3 bedrooms
- Ensuite and family bathroom
- 2 reception rooms
- Within the conservation area
- Sizeable rear garden, circa 150ft with established vegetable garden
- Summer house in the garden
- No through road location
- Potential parking area















The Property:

A rare opportunity to purchase an older style terraced cottage set in the conservation area of North Bersted. The property offers bright and spacious rooms through out and an exceptionally rear garden.

The property is sat behind a pretty flint wall and is accessed via a wrought iron gate leading to a pretty low maintenance rear garden with mature planting and a convenient storm porch. Upon entering the property you have a light and airy sitting room this leads into an extended kitchen dining space that offers a refitted kitchen with gloss cabinetry and a range of integrated appliances. Off of the kitchen is a utility room and a downstairs bathroom. To the first floor are three bedrooms with the master bedroom having use of an ensuite shower room.

Externally, the rear garden is a delight with a range of established planting and a mature allotment at the bottom. There is also numerous garden sheds and a part finished cabin with its own power and light which could suit a multitude of uses.

The cottage also boasts a vehicle right of way along the side of the rear gardens, therefore if required a parking area could be created from a section of said gardens.

The Location:

North Bersted is a particularly attractive hamlet lying within the conservation area. North Bersted Street is a no-through road and is within a convenient position for local shops and a public house. The more comprehensive facilities of Bognor Regis can be found within 2 miles. Both Bognor Regis and Chichester provide main-line stations to London Victoria. Sporting and leisure activities in the area are numerous, including sailing at Chichester and Littlehampton Harbours, a number of golf courses, horse racing at Fontwell Park and Goodwood and of course bathing and windsurfing from various beaches along the south coast.

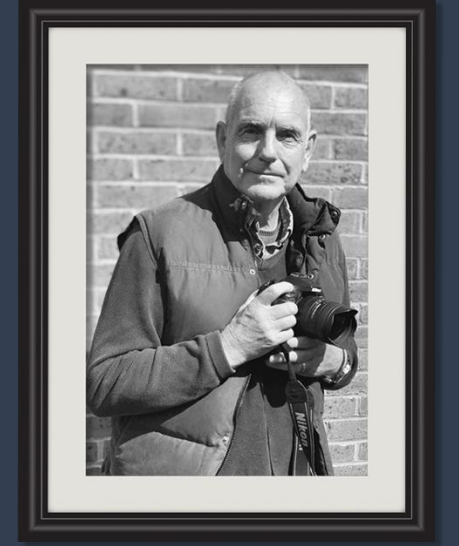
Numerous sporting and recreational activities in the area include horse racing at Goodwood and Fontwell, Polo at Cowdray Park, several golf courses, a private country club at Goodwood with modern gym and indoor swimming pool and sailing at Littlehampton and Chichester harbours. The surrounding countryside provides many opportunities for walking, riding or mountain biking.

Property Information

Services: Mains gas, electricity, water and drainage. Broadband available

Council Tax: Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band C

Welcome to Pegasus Properties



About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.

Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend (and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E

Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



Professional Service

You only get one chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.



Your local Property Professional



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