















AT A GLANCE

-  Stylish & Modern Town House
-  Three Large Double Bedrooms
-  Quiet Cul-de-Sac Location
-  Landscaped Rear Garden
-  Master Suite with En-suite & Wardrobe
-  Modern Kitchen With Integrated Appliances
-  Stylish Living/Dining Room
-  Carport & Parking
-  Solar Panels & Electric Car Charge Point
-  Bathroom, En-suite & Cloakroom





ABOUT THE PROPERTY

Located in a quiet cul-de-sac is this immaculately present three double bedroom semi detached town house.

On entrance is a spacious hallway. To the right is a modern kitchen/breakfast room with bay window. The kitchen has integrated appliances including fridge/freezer, washing machine, dishwasher, oven & hob. To the rear is a re-designed living/dining room, an added media wall with inset fireplace and French doors opening up to the garden. A cloakroom completes the ground floor.

The first floor has two double bedrooms both fitted with large wardrobes spaces, the master bedroom has the added bonus of a stylish en-suite with a large walk in shower and a family bathroom with shower overhead. Leading to the second floor with a large double room occupying the whole floor. There is potential to add an sn-suite & dressing area to create another master suite.

To the rear is a recently landscaped rear garden, with a great area for entertain alfresco style. A mature tree and garden area allow for privacy while giving the garden extra character.

The front has a large carport and parking in front. The owner has recently added an electric car charger and solar panels to the property to help with the carbon footprint including reducing costs.

Please contact Joe @ NEXA to arrange your highly recommended viewing.



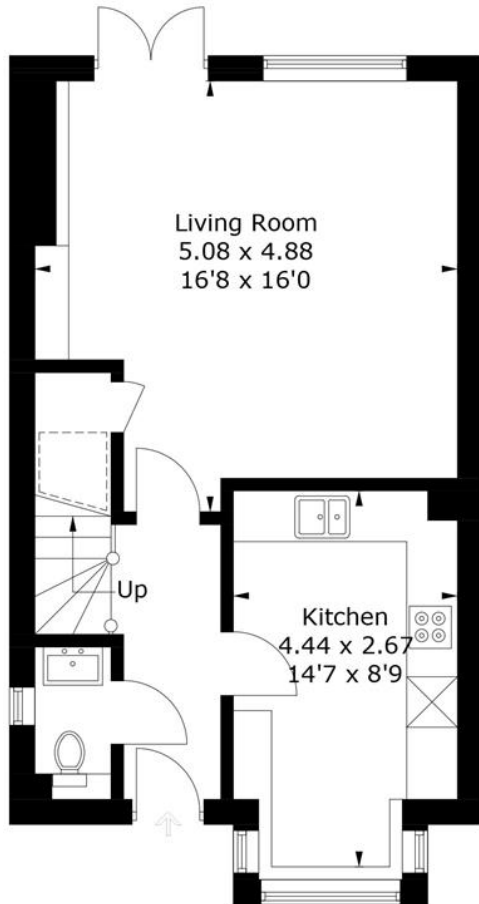




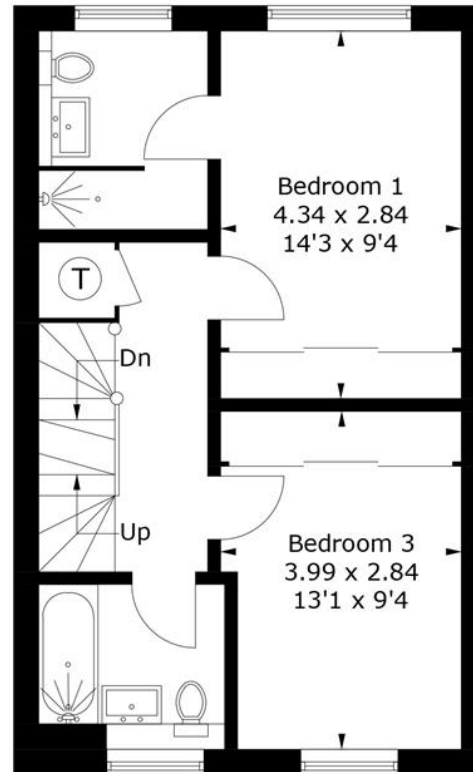


Shaw Gardens, PO21 5EQ

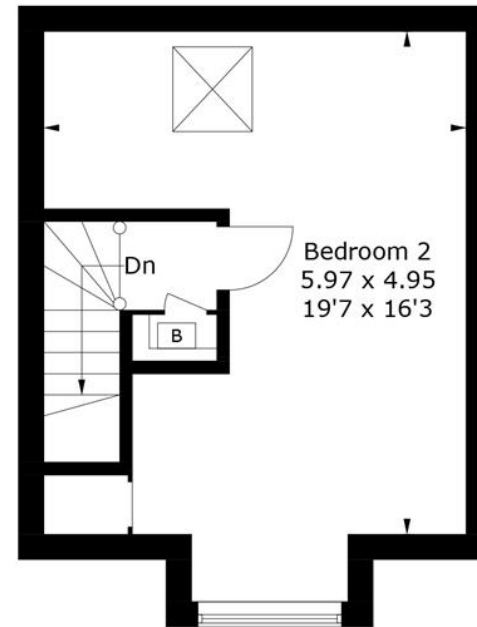
Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft



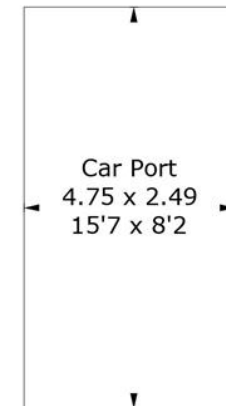
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

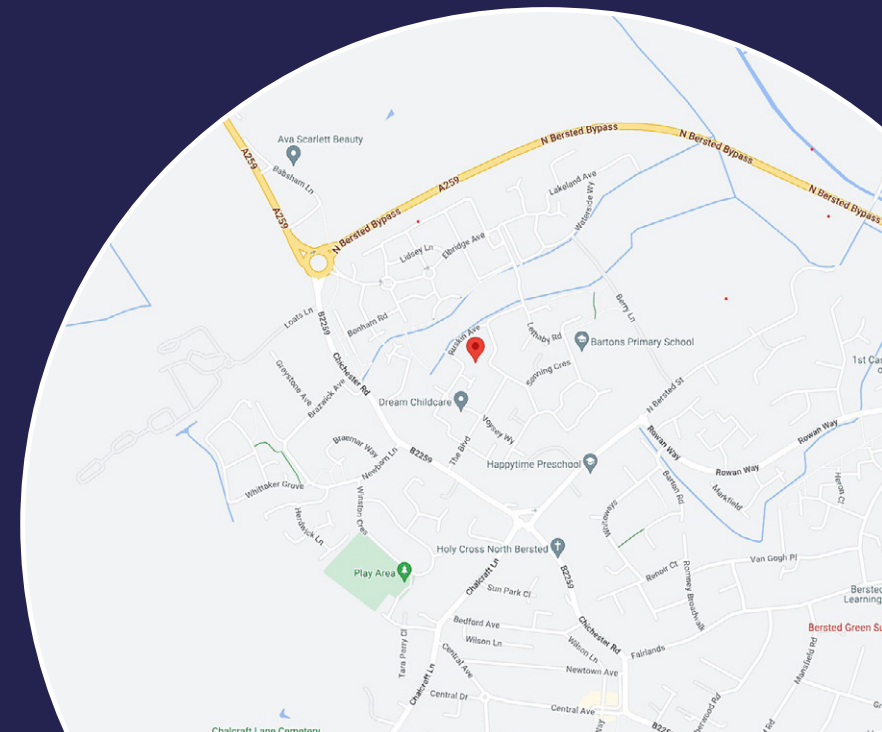
PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1006941)



LOCATION

Bersted Park is in a sought after location and with driving distance to the seaside town of Bognor Regis and the Cathedral City of Chichester. There is a primary school within a short walk and a local secondary school located nearby. Glorious Goodwood famous for horseracing, the world renowned Festival of Speed and Revival motor sport events. Both Bognor Regis & Chichester Train Station have direct links to London and other major southern cities.





THE AGENT

Joe Feast
Client Director - Sales & Lettings

Joe has been in estate agency since 2012 and has loved working in the property industry since day one. Starting as a Junior Negotiator within the first year he was promoted to Senior Negotiator and became Head Valuer of the two local Bognor Regis offices and moved on to become Branch Manager making a very successful office. Joe is a very motivated individual that thrives to give the best customer service, it is always a delight for him to give someone the keys to their new home. Outside of work Joe loves to see the world and experience new adventures. Joe is a very active person who really enjoys sports and family are a very important part of his life.

✉ joe@nexaproperties.com

📞 07717 719606



WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.



NEXA

PROPERTIES



023 9229 5046 | hello@nexaproperties.com | www.nexaproperties.com

15 Hampshire Terrace, Southsea, Portsmouth PO1 2QF

