



11 Woodlands Road, Bersted

Guide Price £260,000

11 Woodlands Road

- Excellent Terraced House
- Immaculate Contemporary Condition
- Spacious Reception Room
- Kitchen/Dining Room
- Two Bedrooms
- Modern Bathroom
- Westerly Facing Garden
- Off-Street Parking
- Garage

This excellent two bedroom terraced house presents an immaculate and contemporary living environment, perfect for first-time buyers, young professionals or those seeking a stylish downsize.

The property welcomes you with a spacious reception room that benefits from natural light and offers ample space for relaxation or entertaining. The modern kitchen/dining room is thoughtfully designed, with generous worktop space, making it ideal for both every day living and hosting dinner guests.

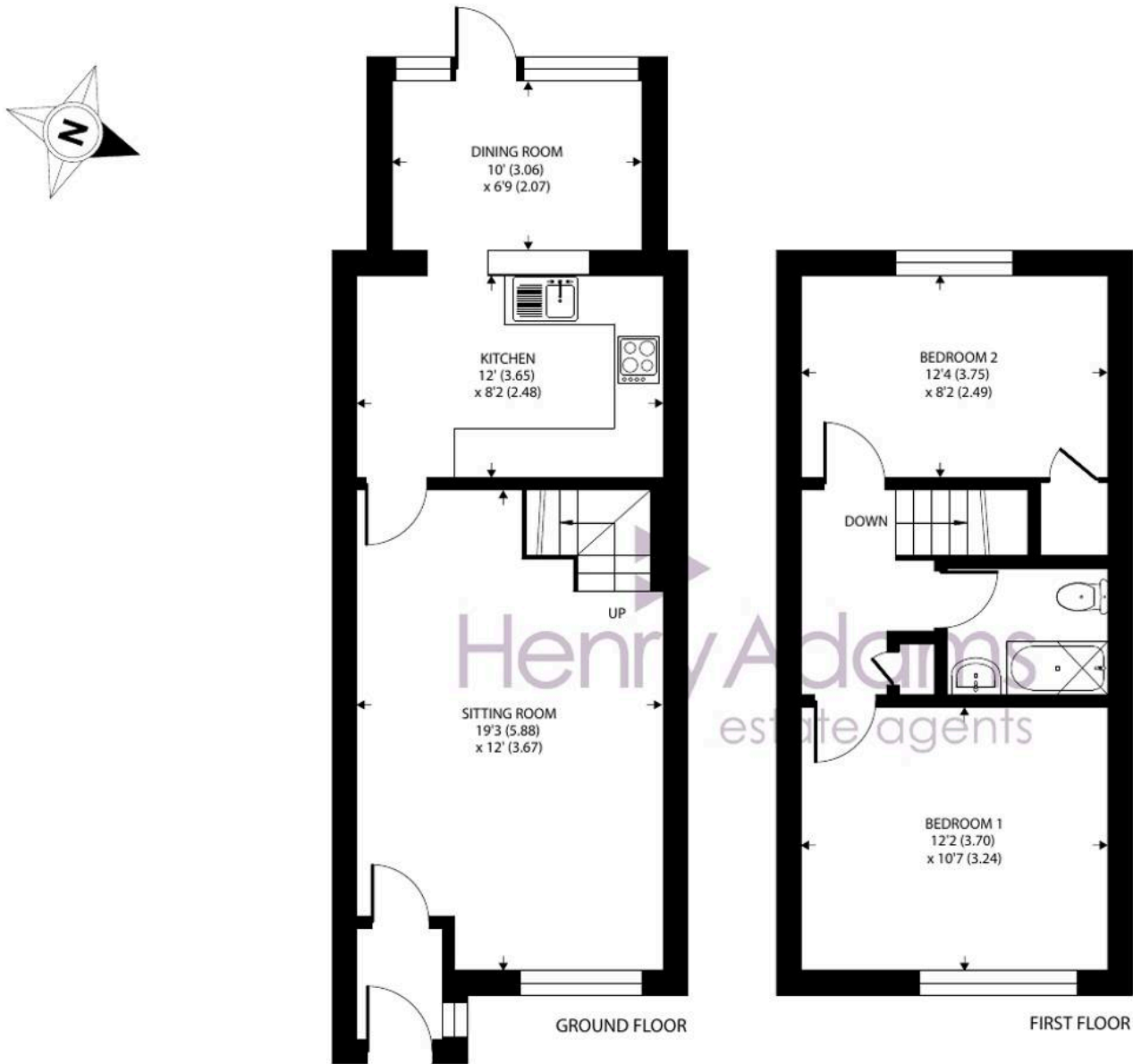
Upstairs, you will find two well-proportioned bedrooms, each finished to a high standard and offering comfortable accommodation. The modern bathroom is fitted with quality fixtures and tasteful tiling, providing a fresh and inviting space. Additional features include a garage and off-street parking for two cars, ensuring convenience and peace of mind for residents.

The outside space is equally impressive, with a westerly facing rear garden that provides the perfect setting for enjoying sunny afternoons and alfresco dining.









Woodlands Road, Bognor Regis

Approximate Area = 774 sq ft / 71.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Henry Adams. REF: 1466876

Well-maintained borders add a touch of greenery and create a pleasant outlook from the house. At the front, the property benefits from its own off-street parking space, making daily life easier and more secure. The overall setting is peaceful and welcoming, with the garden offering a private retreat while remaining low maintenance for busy lifestyles. This property is a superb opportunity to acquire a contemporary home with attractive outdoor space and practical features in a desirable location.

Situated in the popular Bersted area with excellent travel links to the out-of-town shopping centres, the Bognor Regis town centre, with its precinct shopping facilities, mainline railway station, the pier and promenade and the Cathedral City of Chichester.

What3Words ///bought.storms.rises

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.