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SALES & LETTINGS

26 Mead Lane, Bognor Regis, West Sussex, PO22 8AP

Guide Price £399,950

## 26 Mead Lane, Bognor Regis, West Sussex, PO22 8AP



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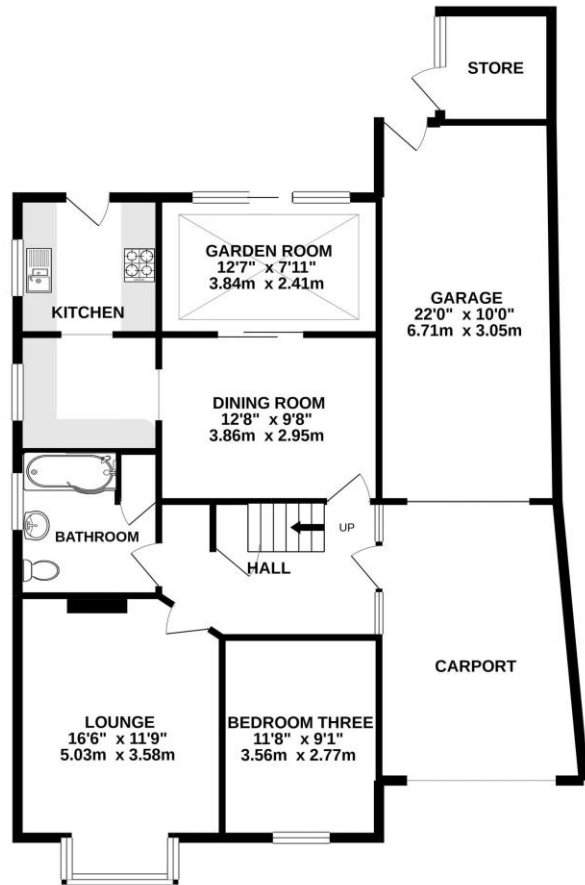
- › Deceptively spacious chalet style bungalow with flexible living space.
- › 3 Bedrooms (2 upstairs, 1 downstairs)
- › 2 Bathrooms (1 upstairs one downstairs)
- › Lounge with fireplace, Dining room & Garden Room
- › Extended kitchen
- › Plenty of off road parking
- › Large garage (22ft x 10ft) and car port
- › No Forward Chain

Perfectly situated under 900 metres from beach! This property is located between Felpham village and Bognor Regis. The property is a deceptively spacious detached chalet style home. It boasts extended flexible accommodation over 2 floors. To the first floor there are 2 double bedrooms and a shower room, to the ground floor there is a further double bedroom, bathroom, lounge with fireplace, dining room, extended kitchen, garden room, 22ft x 10ft garage and a car port. Outside there is plenty of parking on the driveway and a secluded landscaped garden to the rear. **NO FORWARD CHAIN**

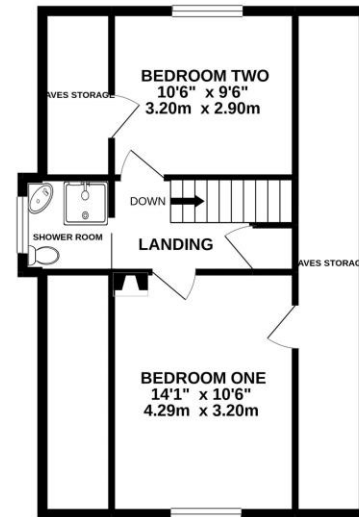
Council Tax Band: E



GROUND FLOOR  
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1779 sq.ft. (165.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
		www.EPC4U.com

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