



Bell & Blake
SALES & LETTINGS

Fawkes Mews, Bognor Regis, West Sussex, PO21 2FF

Guide Price £395,000

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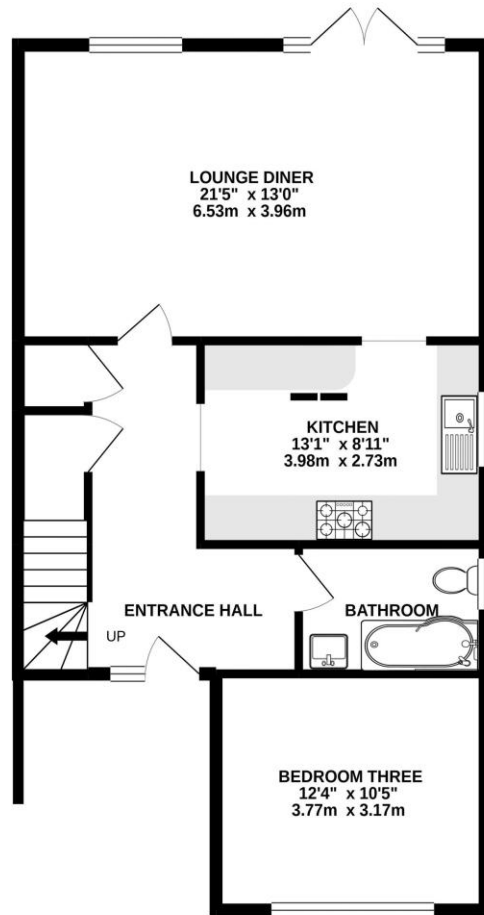
- ▶ Private Road Location
- ▶ West Bognor Regis (Under 700 metres from the Beach, Town centre & Train station)
- ▶ Constructed 2017 In a Development of just 7 properties
- ▶ 3 Double Bedrooms (2 upstairs one downstairs)
- ▶ 3 Bathrooms (2 upstairs one downstairs)
- ▶ 2 side by side parking spaces in front of the property
- ▶ Westerly aspect garden
- ▶ Large Lounge Diner
- ▶ Versatile Accommodation

Wow! 3 Double Bedrooms & 3 Bathrooms! This deceptively spacious chalet bungalow offers versatile accommodation. The property was completed in 2017 and offered for sale in excellent condition. The ground floor boasts a double bedroom, modern bathroom, spacious entrance hall, contemporary Kitchen Breakfast Room and Large Lounge Diner. To the first floor there are 2 double bedrooms both with luxury en-suites, a cupboard housing boiler and boarded loft space. Outside to the front there are 2 parking spaces side by side, a side access gate to the Westerly aspect rear garden, which offers a good level of seclusion and a timber shed for storage. An internal viewing is a must to appreciate all the property has to offer.

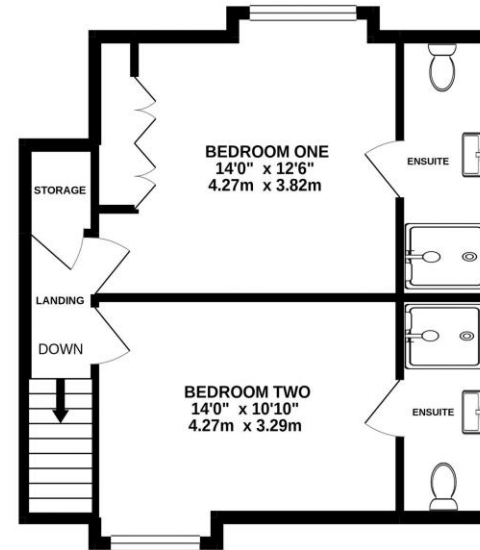
Council Tax Band: D



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1231sq.ft. (114.4 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.

Located to the west of the seaside town of Bognor Regis with its award winning beaches and promenade. The town centre is within easy walking distance with the precinct shopping facilities and mainline railway station with services to London Victoria and the South Coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk