



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Offers in Excess of £300,000 Freehold**

**5 St Mary's Mews Felpham Road  
Felpham, Bognor Regis, PO22 7PE**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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This particular **FLINT FACED TERRACE COTTAGE** forms part of a small development built some 20 years ago which was designed to fit into this village "street scene". Offered for sale with the benefit of a small courtyard garden, **gas fired central heating, plus sealed unit double glazing** the property also boasts a **ground floor cloakroom CONSERVATORY and CAR BARN**. Offering immediate access to the village centre and associated amenities, with the beach within 400 yards, this property would be ideal perhaps as a full time home, or even a weekend retreat. With regular transport services to Bognor Regis, Chichester,, Worthing, Brighton and Portsmouth, why not see for yourself, telephone **May's** for an appointment to view.

**Directions:** From May's village centre office proceed north to the Church and immediately after turn left through an archway to St. Mary's Mews.

## ACCOMMODATION

### COVERED PORCH:

With part glazed door to:

### ENTRANCE HALL:

Under stairs storage cupboard; radiator.

### CLOAKROOM:

Having low level W.C.; corner wash basin with tiled splash back; extractor fan.

### KITCHEN: 10' 0" x 7' 6" (3.05m x 2.28m)

(maximum measurements over units). Range of floor standing drawer and cupboard units with roll edged worktop, tiled splash backs and wall mounted cabinets over; inset stainless steel sink; space for washing machine;

integrated double oven and ceramic hob; space for fridge freezer; radiator; wall mounted gas fired boiler.

### LIVING ROOM: 16' 3" x 15' 6" (4.95m x 4.72m)

reducing to 13'3. 2 radiators; TV aerial point; telephone point; double glazed double doors to:

### CONSERVATORY: 10' 0" x 10' 0" (3.05m x 3.05m)

(maximum measurements). Of uPVC framed double glazed construction on brick plinth with radiator power and light plus double doors to Garden.

### BEDROOM 1: 12' 0" x 10' 4" (3.65m x 3.15m)

the former narrowing to 9'2. Double built in wardrobe cupboards; radiator; TV aerial point; telephone point.

### BEDROOM 2: 9' 8" x 9' 0" (2.94m x 2.74m)

plus door recess. Double built-in wardrobe cupboards; radiator; TV aerial point; telephone point.

### BEDROOM 3: 8' 8" x 5' 6" (2.64m x 1.68m)

Built in wardrobe cupboard; radiator.

### SHOWER ROOM

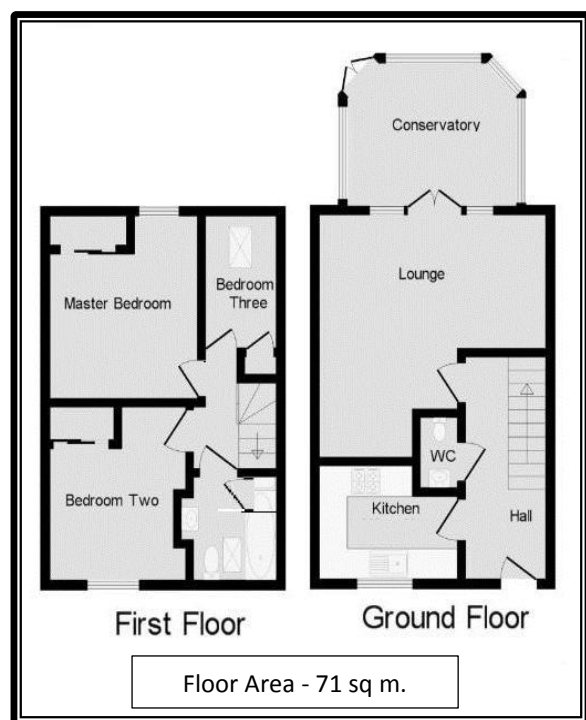
Fully tiled shower cubicle; wash basin inset in vanity unit; low level W.C.; shelved storage cupboard; shaver/light point; radiator.

### GARDENS:

The REAR GARDEN is arranged in the courtyard style, being paved and surrounded by a combination of lapped timber fencing and matured high wall. The FRONT GARDEN is again paved with dwarf brick wall to front boundary. Pathway access to:

### CAR BARN: 18' 0" x 7' 9" (5.48m x 2.36m)

Currently sub divided into Car Barn and locking storage unit (7'9 x 4'0). With power and light.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.