

For a traditional, personal and professional service

64 Felpham Road, Felpham, Bognor Regis, West Sussex PO22 7NZ



The Old Coach House Swansea Place

West Street, Bognor Regis,

PO21 1XH

£475,000 Freehold

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

Are you looking for a property that offers something different - some antiquity, some history? A home of character, in a conservation area, but not listed, allowing a degree of freedom with presentation and layout of the interior. Converted some 60 years ago from the coach house linked to Swansea House, this **DETACHED PERIOD RESIDENCE** is reputed to date from the mid-1800's and is located at the head of this private cul-de-sac within 1/4 of a mile from the town centre, and about 200 yards from the Beach. Apart from the **gas fired central heating system and the uPVC framed double glazing**, there are **photo-voltaic cells to provide solar powered electricity**, currently supplying an excess to the central grid with a pay-back of some **£500 + p.a.**. Generous accommodation, a large Double Garage (currently doubling as a gym), a large Carport. plus parking for several vehicles - surely a bonus this close to the town centre - and a manageable west facing rear garden, a combination well worthy of an inspection. For an appointment to view contact **May's** and discover a property you probably didn't know existed.

ACCOMMODATION

ENTRANCE LOBBY:

With uPVC framed double glazed door; quarry tiled floor; studded oak door to:

RECEPTION HALL:

Of irregular shape and with wood block floor; double cloaks cupboard; radiator.

CLOAKROOM:

Low level W.C.; wash basin; heated towel rail; half panelled walls.

SITTING ROOM: 20' 9" x 16' 0" (6.32m x 4.87m)

narrowing to chimney breast. A triple aspect room, south, west and north, with central stone block working fireplace; 2 radiators; TV aerial point; wood block floor; uPVC framed double glazed sliding door to patio and garden.

BEDROOM 3/STUDY: 9' 4" x 8' 4" (2.84m x 2.54m)

plus recess; radiator.

DINING ROOM: 15' 10" x 9' 8" (4.82m x 2.94m)

Wood block floor; radiator; display recess.

KITCHEN: 13' 7" x 8' 0" (4.14m x 2.44m)

(max meas over units). Worktop with matching upstands over storage facility with wall mounted cabinets over; inset stainless steel sink; range style gas cooker with cooker hood over; washing machine; dishwasher; fridge; water softener; radiator; log burner; door to garage.

LANDING:

Airing cupboard housing pressurised hot water cylinder.

BEDROOM 1: 13' 0" x 11' 0" (3.96m x 3.35m)

to face of full width wardrobe cupboards.

BEDROOM 2: 12' 4" x 10' 9" (3.76m x 3.27m)

Radiator; over stairs cupboard; access to eaves space over Sitting Room.

BATHROOM/W.C.: 9' 6" x 5' 6" (2.89m x 1.68m)

With fully tiled walls; "P" shaped bath with shower screen; wash hand basin inset in vanity unit; W.C.; ladder style heated towel rail.

OUTSIDE AND GENERAL

DOUBLE GARAGE: 22' 9" x 16' 10" (6.93m x 5.13m)

With twin electrically operated doors; power and light; Vaillant gas fired boiler; control panel for photo-voltaic cells; ladder access to pitched roof storage facility.

GARDENS:

The FRONT GARDEN has been laid principally to tarmac driveway and hardstanding providing parking for a number of vehicles, whilst the WEST FACING GARDEN is laid to a combination of concrete patio having inset flower and shrub beds, in turn bounded by flint walls and lapped timber fencing.

LARGE CARPORT:

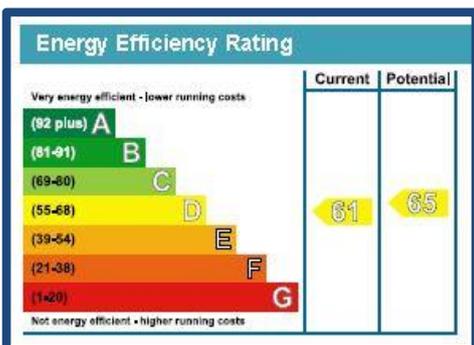
Providing additional vehicle protection.

Directions: From the Pier proceed to the roundabout taking the second exit into West Street. Swansea Place will be found on the left hand side, just after the entrance to Norfolk Mews. The property will be found right at the end of the private road.



THE OLD COACH HOUSE

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



More photographs may be available on our website
www.maysagents.co.uk

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.