

**MEAD LANE  
Bognor Regis  
West Sussex**



## **Freehold £350,000**

**3 Bedroom end of terrace house period home with off road parking and south facing gardens**

### **FEATURES:**

- Fitted kitchen dining room opening onto the garden room / lean to
- Cosy sitting room with wood burning stove and sash window
- 2 First floor double bedrooms, ground floor bedroom / office and family bathroom
- Entrance hall with vaulted ceiling
- Pretty and enclosed south facing gardens with terraced areas and off road parking

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**SITUATION**

The property is situated in Mead Lane, a short walk to Hotham Park and the village of Felpham which has a good choice of shops, public houses, restaurants and of course the promenade and beach. There is also a doctor's surgery, a sailing club and many other recreational facilities including a swimming pool, tennis courts and putting green. The town of Bognor Regis less than 10 minutes' walk away has a mainline train link to London and Arundel and Chichester located within a 8 mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs, with its National Park status, offer a host of leisure and outdoor pursuits and activities.



# MEAD LANE

## Bognor Regis

### West Sussex



## DESCRIPTION

27 Mead Lane is a well-presented, end of terrace period home. From the beautiful and original front door, the accommodation comprises of spacious entrance hall with door to the office or ground floor bedroom and a further door to the sitting room. The sitting room has a wood burning stove, original sash window and a door to the light and bright kitchen dining room at the rear of the house. The garden room / lean to, at the rear of the property, has a pleasant view and access to the rear garden. The ground floor bathroom and separate W.C. are accessed from the inner hall just off the kitchen. On the first floor there are two double bedrooms. Bedroom one is a good size with wash hand basin and original fireplace. The pretty rear gardens are a real feature of this home offering a good degree of privacy, with a lawn and terraced areas. There is also off road parking with access via large wooden gates from Mead Lane.

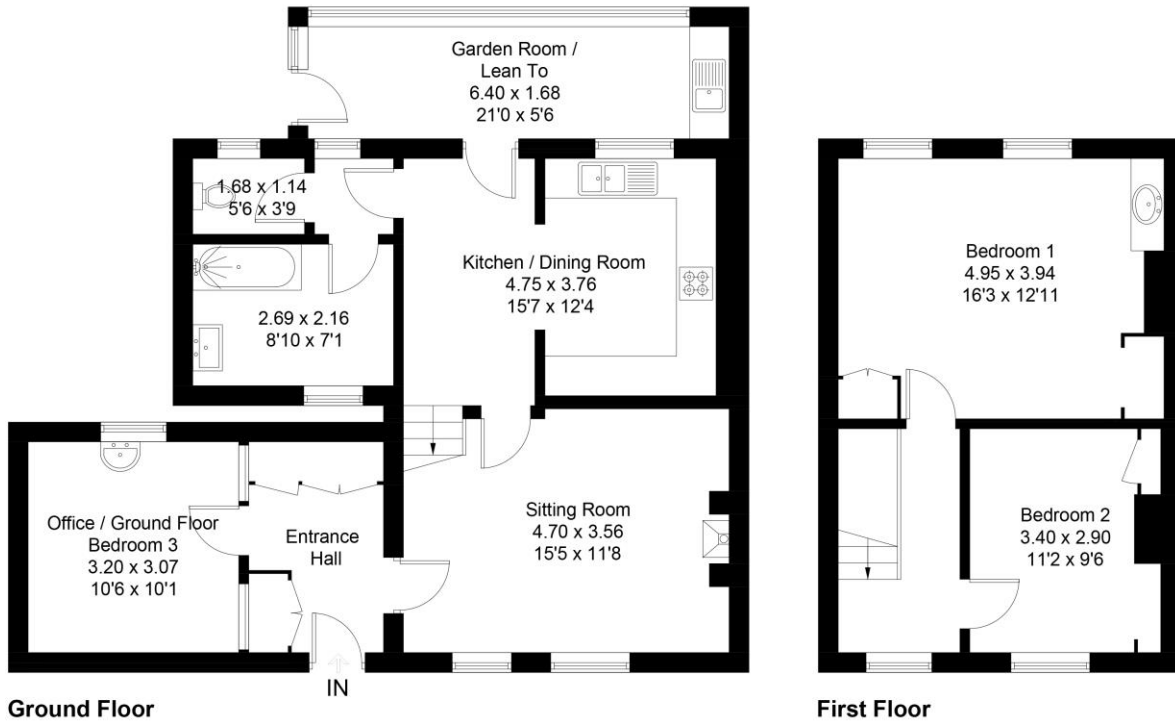
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
27 Mead Lane, Bognor Regis, PO22 8AN



# FLOOR PLAN:

Approximate Gross Internal Area = 115.6 sq m / 1244 sq ft



Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID731376)

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