Bell & Blake
SALES & LETTINGS

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

Monthly Rental of £1,900

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

🛋 2   🛏 3   🛁 3   EPC ▶ B

- Private Road Location
- West Bognor Regis (Under 750 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, the 2 upstairs are both en-suites)
- 1 Allocated parking space in front of property (further parking available at the edge of the mews)
- Westerly aspect garden
- Large Lounge Diner
- PART FURNISHED

Wow! 3 Large Bedrooms & 3 Bathrooms! Located under 750m from The Beach, Train Station & Town Centre. This deceptively spacious chalet bungalow offers versatile accommodation. The property was built in 2017 and has a EPC B rating.
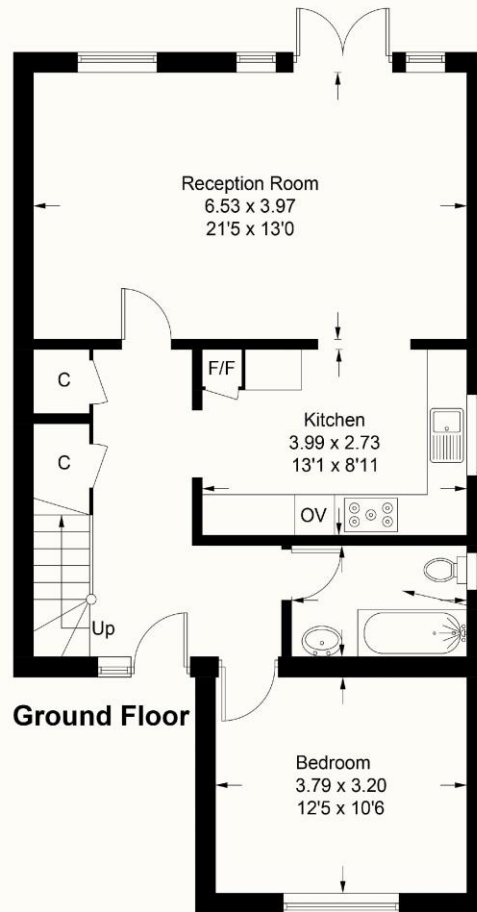
The ground floor boasts a double bedroom(with single bed), modern bathroom, spacious entrance hall, contemporary Kitchen Breakfast Room and Large Lounge Diner. To the first floor there are 2 double bedrooms both with luxury en-suites and double beds, a cupboard housing boiler and boarded loft space. Outside to the front there is 1 allocated parking space (there is also unrestricted parking at the entrance to the mews on Victoria Drive), 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.
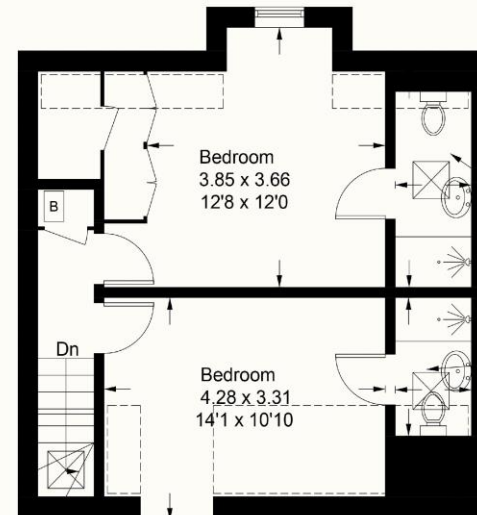
The Property Ombudsman

Fawkes Mews

= Reduced headroom below 1.5m / 5'0

Ground Floor

Reception Room
6.53 x 3.97
21'5 x 13'0

C

F/F

Kitchen
3.99 x 2.73
13'1 x 8'11

C

OV

Up

Bathroom
2.67 x 1.71
8'9 x 5'7

Bedroom
3.79 x 3.20
12'5 x 10'6

First Floor

Bedroom
3.85 x 3.66
12'8 x 12'0

En Suite
3.21 x 1.21
10'6 x 4'0

B

Dn

Bedroom
4.28 x 3.31
14'1 x 10'10

En Suite
2.07 x 1.17
6'9 x 3'10

Approximate Gross Internal Area
Ground Floor = 70.3 sq m / 757 sq ft
First Floor = 41.5 sq m / 447 sq ft
Total = 111.8 sq m / 1204 sq ft

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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

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