



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



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- ▶ 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
- ▶ UNFURNISHED

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.

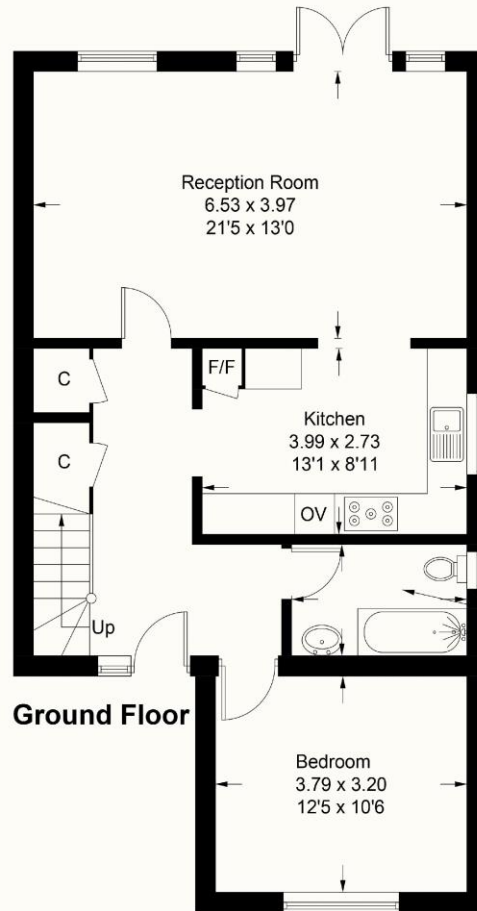
Council Tax Band: D



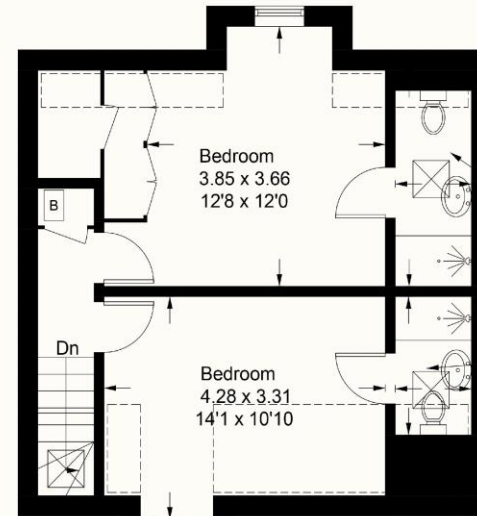
Fawkes Mews



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SussexPropertyPhotographer.co.uk



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	
	www.EPC4U.COM	

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