



5 Coastguard Cottages, Old Coastguards, Felpham

Guide Price £295,000

5 Coastguard Cottages

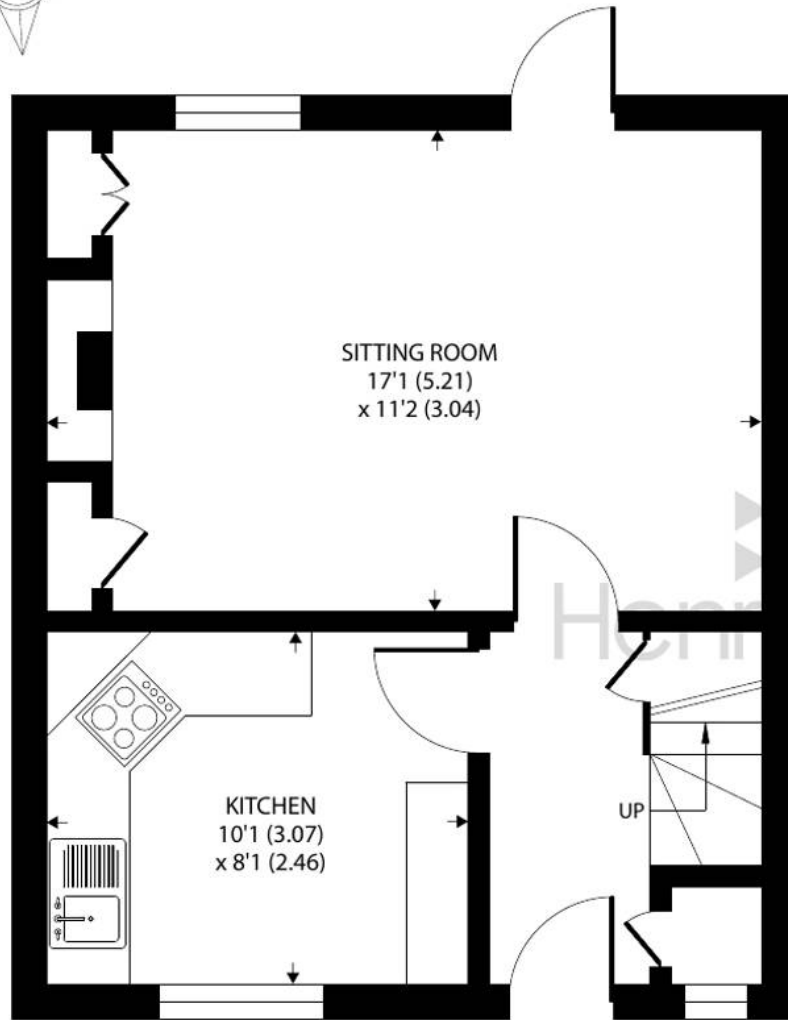
- Traditional Terraced Cottage
- 698 Sqft of Accommodation
- Sitting Room
- Three First Floor Bedrooms
- Gardens to Front & Rear
- Felpham Village Location
- Walking Distance to Beach
- No Onward Chain

Situated in the heart of the charming village of Felpham, this traditional Coastguards Cottage was built by the Admiralty alongside the Coastguard Station circa 1861. Offered for sale with the advantage of no onward chain, the property is set in a cul-de-sac with no passing traffic and within walking distance of a number of cosy independent public houses and a variety of places to eat in or take out. The excellent variety of shops are all nearby and a private walkway for residents leads down to the beach and beach cafes situated on the promenade.

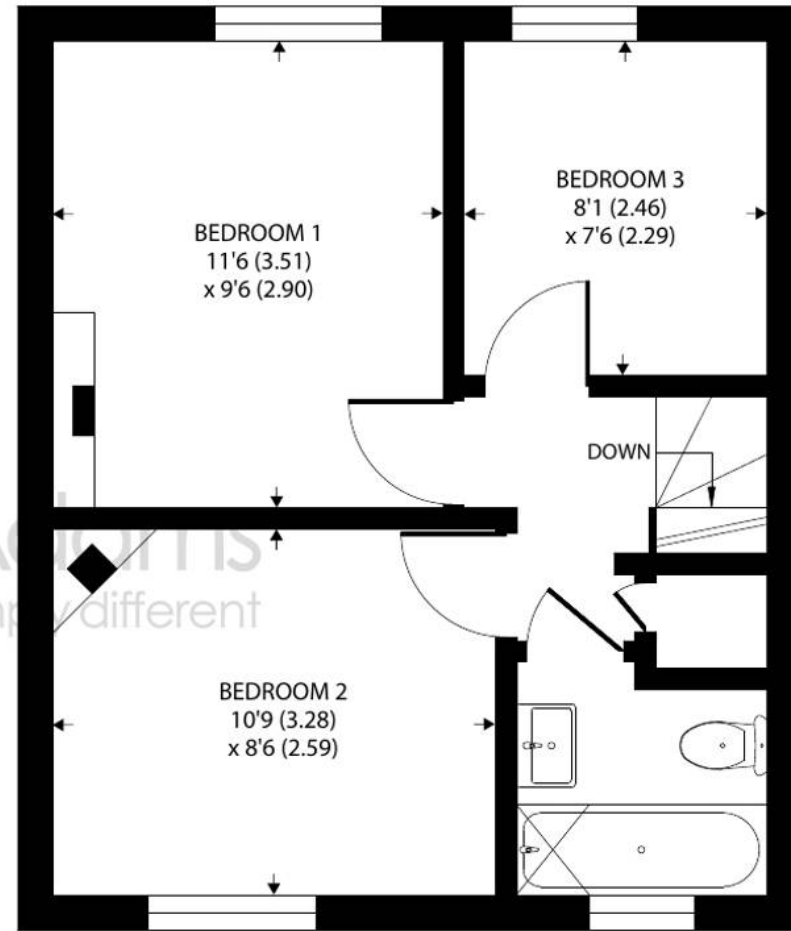
Upon entering the cottage you are greeted by a hall with flagstone flooring, which leads to both the modern kitchen and the sitting room, which has a fireplace and a door out to the rear garden. Upstairs is home to all three bedrooms and the bathroom. Bedrooms one and two each have a feature fireplace. The property also enjoys character features which include high ceilings, high skirting boards and sash windows.







GROUND FLOOR



FIRST FLOOR

Coastguard Cottages, Old Coastguards, Bognor Regis

Approximate Area = 698 sq ft / 64.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 1005380

Outside, there are gardens to both the front and back of the property providing west and easterly aspects. In all, Coastguards Cottages makes a perfect retreat for couples and especially for families with children looking for a cosy cottage near the seaside. It would also be well suited to those looking for a holiday let or long term let.

The pretty village of Felpham offers a wide range of local facilities including a doctors surgery with pharmacy, a sports centre with swimming pool, golf club, public houses and shops. Felpham Sailing Club and Middleton Sports Club are also nearby. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within a ten mile radius approximately.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.