



5 Royal Norfolk Mews
Bognor Regis | West Sussex | PO21 2AQ

Guide Price £450,000
FREEHOLD

5 Royal Norfolk Mews

Bognor Regis | West Sussex | PO21 2AQ

Features

- Prestigious Gated Mews Development
- Close To Seafront & Amenities
- Three Bedroom Terrace House
- En-suite Shower Room & Dressing Room to Bedroom 1
- Generous Living Room & Separate Study/Hobbies Room
- Double Glazed Conservatory
- Private Parking Space & Private Courtyard Garden
- No Onward Chain
- 1,284 Sq Ft / 119.3 Sq M

Current EPC Rating: C (74)

Council Tax: Band D £2,312.18 p.a. (Arun District Council/Bognor Regis 2024 - 2025)

Royal Norfolk Mews is a prestigious private, gated development constructed in the former grounds of the iconic Royal Norfolk Hotel, within a few hundred metres of the promenade and beach, enabling an ease of access to Bognor Regis town centre, including the mainline railway station (London-Victoria 1hr 45mins approx.) and historic Picturedrome (cinema). The development is approached via electric gates with security entry system, which in turn lead to the resident's allocated parking bays and visitors parking. The properties in turn are approached by a block paved pedestrian pathway with iron railings.

The accommodation in brief comprises entrance hall, ground floor cloakroom (wc), generous through living room, fitted kitchen with integrated appliances, double glazed conservatory, study/hobbies room/4th bedroom, first floor landing, principal bedroom suite comprising bedroom, en-suite shower room and dressing room, two further bedrooms and main bathroom.

The property also offers double glazing, a gas heating system with underfloor heating to the ground floor and radiators to the first floor, a delightful courtyard rear garden, an allocated parking space and is offered for sale with 'No Onward Chain'

A gate at the front of the property leads into a delightful enclosed front garden, which has been laid to gravel/shingle for ease of maintenance with a block paved pathway leading to the front door.

The front door leads into the entrance hall, which has a useful built-in cloaks storage cupboard with adjacent built-in double fronted airing cupboard housing the pressurised hot water cylinder, a carpeted staircase to the first floor with high level natural light skylight window over, and doors leading to the living room, study/hobbies room/4th bedroom and the ground floor cloakroom which boasts a white suite of wc and wash basin, along with a useful under stair storage cupboard which houses the wall mounted gas boiler and modern wall mounted electric consumer unit.

EN475 - 02/25





The living room measures 21' x 15' 6" overall and is a light bright and airy room with underfloor heating, a large double glazed window to the front and French doors at the rear leading through into the adjoining double glazed conservatory which provides access into the rear courtyard garden via further double glazed French doors. A door way leads from the living room into the comprehensively fitted kitchen which has a double glazed window to the rear providing a pleasant outlook into the rear courtyard, along with integrated appliances and underfloor heating.

In addition, the ground floor offers a versatile second reception room/study/4th bedroom with a double glazed window to the front and underfloor heating.

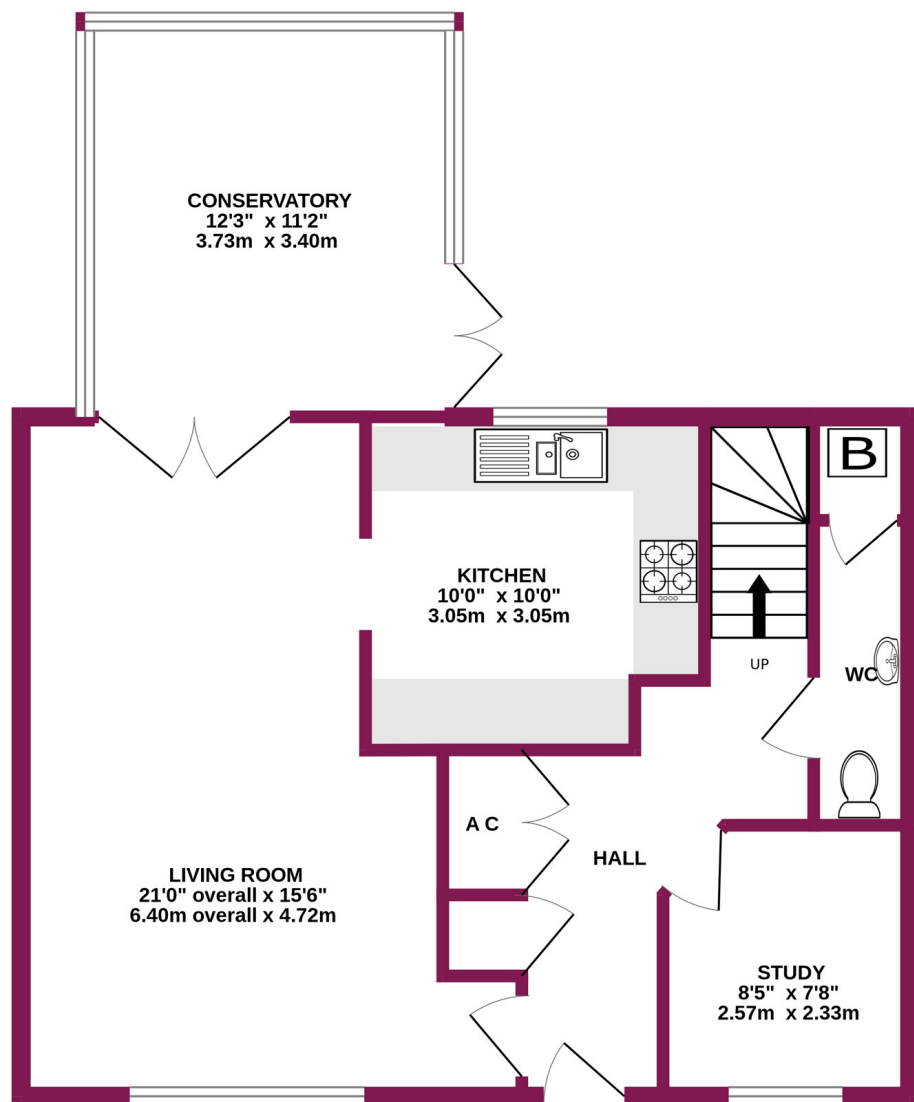
The first floor boasts a gallery style landing with doors to the three bedrooms and main bathroom. The principal bedroom suite comprises a bedroom area with a front aspect dormer style window, a separate dressing room with fitted wardrobes and natural light skylight window to the rear and an en-suite shower room with shower enclosure with fitted shower, wc, wash basin, heated towel rail and natural light skylight window to the rear.

Bedrooms 2 and 3 are both good size rooms, both with dormer style windows to the front, both with fitted storage cupboards/wardrobes, with bedroom 2 also providing an access hatch to the loft space. The main bathroom has a modern white suite of bath, wash basin, wc, heated towel rail, built-in storage cupboard and natural light skylight window to the rear.

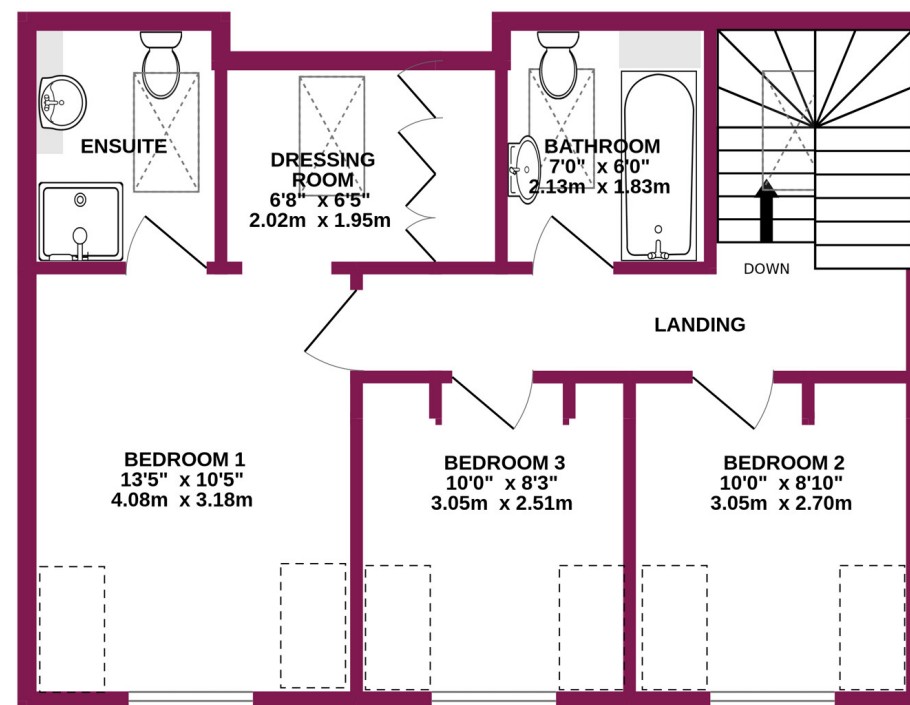
Externally there is a pretty front garden enclosed by iron railings with gate and path to the front door, while the rear garden has been predominantly laid to paving for ease of maintenance, with a small area of grass, a gate to the rear and a timber storage shed.



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

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

Made with Metropix ©2025





6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
T: 01243 267026 E: office@coastguardsproperty.co.uk
www.coastguardsproperty.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.