



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		



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**£175,000 Freehold**

**Loraine Sea Road**  
**Felpham, Bognor Regis, PO22 7AN**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



'And now for something completely different !' Is it a plane, is it a train ? Well sort of, in fact the main body of this **UNUSUAL RESIDENCE** overlooking the promenade to the sea beyond, comprises a **railway carriage** manhandled into its current position about 100 years ago. Retaining many of the carriage features, including curved ceilings, panelled walls, and carriage doors, the property certainly has character by the 'bucket and spade load!'. Currently divided into two **separate units**, the front section ready for occupation, whilst the rear section could either be incorporated into the front, or re-fitted and retained as a self-contained unit itself. The opportunities are enormous - let your imagination run wild and create something really individual - your very own home by the sea. Either occupied as a permanent home, weekend retreat, or perhaps as potential Air BnB investment - whatever you decide, it's your choice. For an opportunity to acquire this historic property, contact **May's** who will arrange to give a guided tour.

**Directions:** From May's village centre office, proceed west taking the fifth turning left into Sea Road and follow this to the end turning left onto the private road, where the property will be found second from the end.

Stairway access to half landing and then to

**RAISED VERANDA**

Offering sea views across the Promenade..

**ENTRANCE PORCH:**

With uPVC framed double glazed door. Further double glazed door to:

**LIVING ROOM:** 13' 0" x 11' 6" (3.96m x 3.50m)

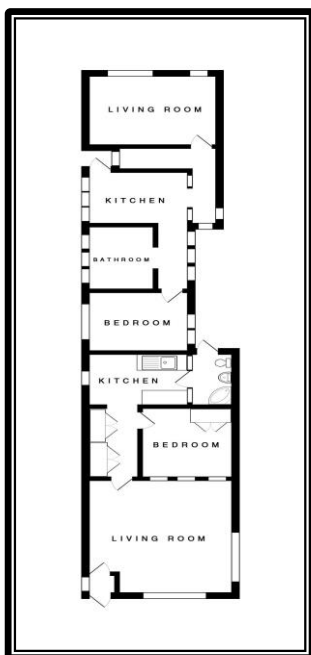
Radiator; satellite and TV aerial points; fitted corner display cabinet; 'carriage' door to:

**INNER LOBBY:**

With full length range of fitted hanging and shelved storage cupboards.

**BEDROOM:** 8' 6" x 6' 0" (2.59m x 1.83m)

to face of twin fitted hanging and shelved storage cupboards;; radiator.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.

**KITCHEN:** 7' 2" x 5' 6" (2.18m x 1.68m)

(maximum measurements). Stainless steel sink unit with double cupboard beneath; drawer unit; space for electric oven and fridge/freezer; plumbing for washing machine; wall mounted gas fired boiler; 'carriage;' door to:

**BATHROOM/W.C.:**

Corner bath with electric shower, curtain and rail; wash basin; low level W.C.; part tiled walls; radiator; uPVC framed double glazed door to:

**COURTYARD:**

With access to underfloor storage.

**REAR SECTION:** with stairway access to:

**LANDING:**

Door to:

**KITCHEN AREA:** 7' 4" x 5' 8" (2.23m x 1.73m)

No fittings exist in this room. Opening to:

**LOBBY:**

Radiator; storage recess (was once a W.C.); door to:

**LIVING ROOM:** 10' 2" x 7' 7" (3.10m x 2.31m)

Radiator; uPVC framed double glazed door overlooking rear garden (no steps or balcony rail).

**BATHROOM:**

No fittings exist in this room.

**BEDROOM:** 7' 6" x 6' 9" (2.28m x 2.06m)

Radiator.

**OUTSIDE AND GENERAL**

**SOUTH FACING RAISED VERANDA:**

With SEA VIEWS.

**REAR ACCESS:**

The REAR SECTION is accessed via a private footpath from Outram Road, leading in turn to a **SMALL GARDEN AREA**.