



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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**£285,000 Freehold**

**1 Coastguard Cottages Old Coastguards**  
**Felpham, Bognor Regis, PO22 7BJ**

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



For many the convenience of the local shopping facilities, the proximity of the beach, the Church, Post Office and even the Leisure Centre form attractions that all contribute to the popularity of Felpham Village. Some may aspire to the “old village” with the quaint cottages and traditional flintwork of the coastal plain, but few ever achieve their goals. However, this **CENTRE TERRACE PERIOD COASTGUARD COTTAGE**, dating from the 1860’s, may well satisfy that demand, for this house exhibits many of the original features, with some more modern embellishments ! Despite this slightly understated description and the requirement for a degree of refurbishment, previous owners have undertaken an improvement programme, installing a **gas fired central heating system** (utilising period style radiators), plus a sympathetically planned Kitchen, reflecting the fundamentals of the cottage, a modernised Shower Room and a **double glazed Conservatory**. Quite simply, this is a property that requires internal inspection to fully appreciate the many and varied delights. Externally old – internally old with a more modern edge !! Contact **May's** for an appointment to view to get the full experience.

**ENTRANCE HALL:**

With part glazed door; UTILITY CUPBOARD with gs fired boiler (not tested) plus plumbing for washing machine; further under stairs storage/meter cupboard.

**KITCHEN:** 10' 6" x 8' 6" (3.20m x 2.59m)

(maximum measurements over units). Fitted in the 'cottage' style with butler sink adjacent timber worktop with 4 burner gas hob, fitted electric oven and cupboards under; tiled splash backs; sealed corner fireplace; high level shelving; appliance space; exposed timber flooring; fitted shutters.

**LIVING ROOM:** 15' 9" x 11' 3" (4.80m x 3.43m)

Stone fireplace surround with fitted log burner flanked on one side by built in store cupboard and to the other by arched display alcove having double cabinet beneath; radiator; part glazed door to:

**CONSERVATORY:** 14' 0" x 9' 0" (4.26m x 2.74m)

(approximate measurements). Of uPVC framed double glazed construction with pitched insulated polycarbonate roof; double doors to Garden.

**FIRST FLOOR**

**LANDING:**

Trap hatch to roof space.

**BEDROOM 1:** 15' 9" x 11' 6" (4.80m x 3.50m)

narrowing to 8'2". 'L' shaped with range of triple fitted wardrobes; radiator; sealed fireplace with 'Coastguard' motif; fitted shutters.

**BEDROOM 2:** 11' 0" x 8' 9" (3.35m x 2.66m)

Sealed corner fireplace with 'Coastguard' motif; radiator; fitted shutters.

**SHOWER/W.C.:**

Modernised with corner cubicle having independent mixer; wash basin inset in vanity unit; close coupled W.C.; heated towel rail; fitted shelving; illuminated mirror.

**OUTSIDE AND GENERAL**

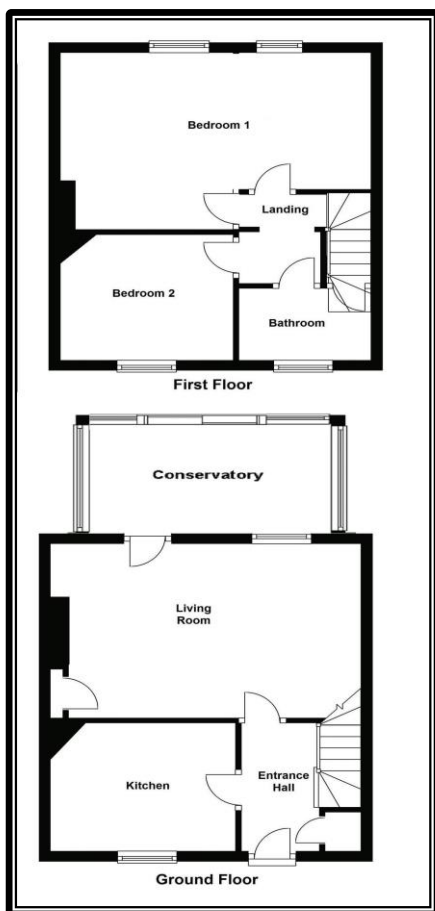
**GARDENS:**

The Main Garden area, found to the east of the property, was at the time of writing inaccessible due to overgrowth.

The area to the west of the property, accessed via the Conservatory, is laid to pea shingle and measures some 18 ft x 9 ft with flower and shrub borders plus gateway access to private footpath.

**PLEASE NOTE:**

There is no vehicular access to the property and no parking provided although there is non-allocated parking outside the shops on Felpham Road.



Floor Area - Approx 66 sq m

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.