



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



(for more photographs go to www.maysagents.co.uk)

£159,950 Freehold

Myshanti Sea Road
Felpham, Bognor Regis, PO22 7AN

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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'And now for something completely different !' Is it a bird, is it a plane, is it a train ? Well sort of, in fact the main body of this **UNUSUAL RESIDENCE**, within 25 yards of the promenade and 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, and panelled walls, the property certainly has character by the 'bucket and spade load!'. In the same family ownership for nearly 50 years, the property has provided multi-generations with the opportunity for holidays by the sea but now the time has come for another family to enjoy the benefits of this individual retreat. As an added bonus, the carriage could well be let out as a 'quirky' AirBnB providing an opportunity for income when the family are not in residence. To judge for yourself whether this is your chance to purchase your seaside home, contact May's - but bring your towels for a swim afterwards !

Directions: From May's village centre office, proceed west taking the fifth turning left into Sea Road and follow this almost to the end, where the property will be found on the left hand side.

ENTRANCE VERANDA:

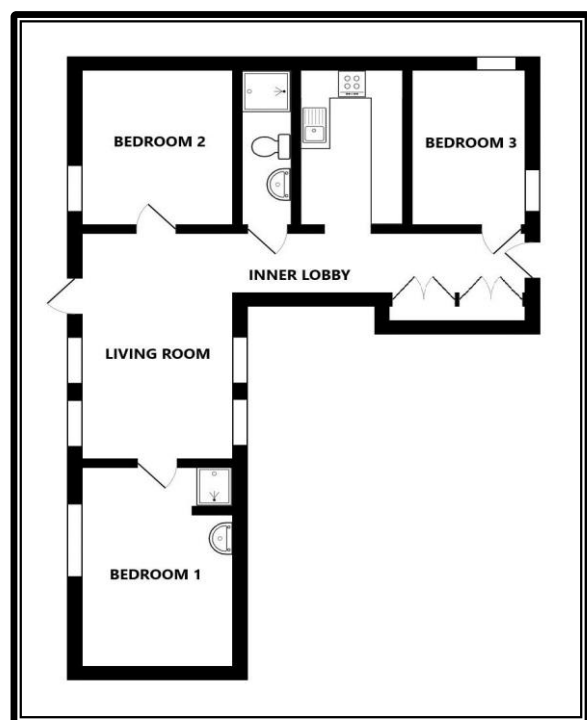
A timber decked area providing south and west facing aspects, part glazed door to:

LIVING ROOM: 12' 8" x 7' 4" (3.86m x 2.23m)

A double aspect room, west and east; doors to:

BEDROOM 1: 10' 6" x 7' 4" (3.20m x 2.23m)

Another double aspect room, south and west; tiled shower cubicle and wash basin (neither currently connected).



BEDROOM 2: 7' 4" x 7' 2" (2.23m x 2.18m)

INNER LOBBY:

With storage cupboards; doors to:

KITCHEN: 7' 6" x 5' 0" (2.28m x 1.52m)

Range of floor standing cupboards with roll edged worktop above; matching wall mounted cabinets; inset stainless steel sink; eye level electric oven; ceramic hob with cooker hood over; further appliance space.

BEDROOM 3: 7' 6" x 5' 0" (2.28m x 1.52m)

double aspect.

SHOWER ROOM/W.C.:

Fully tiled cubicle with electric. shower mixer, curtain and rail; wash basin; low level W.C; timber panelled walls.

OUTSIDE AND GENERAL

REAR DECK:

Facing east, and offering a sheltered sitting area.

UNDERFLOOR STORAGE:

Extending beneath the building providing ample storage for various water sports equipment, and beach gear.

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.