



Sims Williams

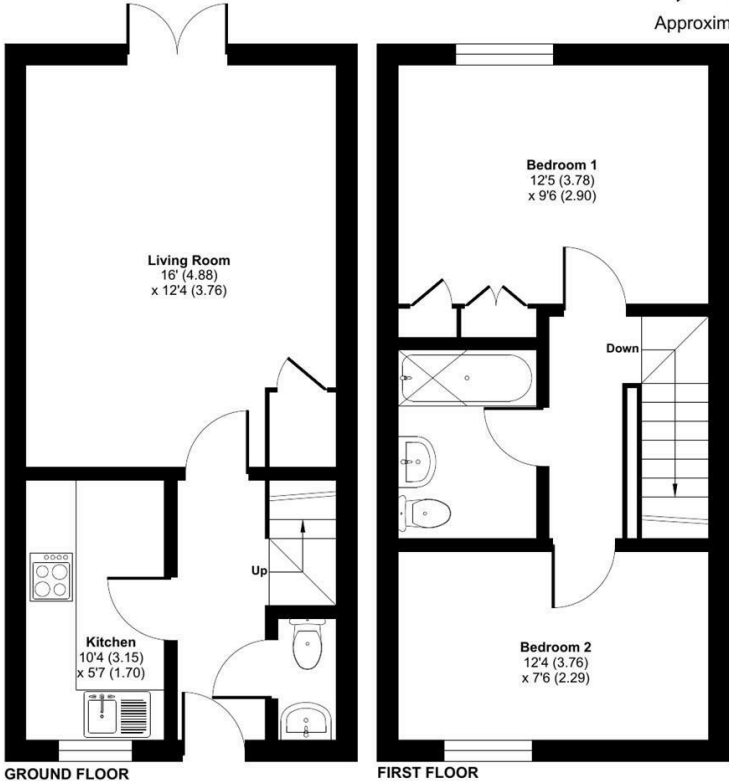


5 FRANKALAN MEWS, SCOTT STREET, BOGNOR REGIS, WEST SUSSEX, PO21 1UN

# Frankalan Mews, Bognor Regis, PO21

Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1122034



# £235,000 Freehold

5 FRANKALAN MEWS,  
SCOTT STREET  
BOGNOR REGIS  
WEST SUSSEX  
PO21 1UN

- Mews House
- Two Bedrooms
- Lounge/Diner
- Kitchen
- Downstairs Cloakroom
- Bathroom
- Private Garden
- Allocated Parking
- Close To Beach & Town

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = C

Frankalan Mews is a modern mews development built in 2005 and located on an established cul-de-sac within Bognor Regis. Close to both the seafront, just under 300m from the front door and 560m from the High Street. Bognor Regis town has a host of shops, cafes and restaurants as well as a mainline train station for easy access to larger cities. The Cathedral city of Chichester can be found 7 miles away and boasts a comprehensive shopping precinct as well as further popular restaurants and cafes.

The property is well presented throughout and has gas fired central heating as well as uPVC double glazing.

Upon entering there is an entrance hallway leading to a downstairs cloakroom to your right, to the left is a fitted kitchen with space for white goods and ample cupboard space.

To the rear of the property is a good sized lounge/diner, which has under stairs storage and a door leading onto the garden.

The first floor has a white suite

bathroom as well as two double bedrooms, with the rear bedroom having built-in storage.

Outside, to the rear, is a private low maintenance garden which has a pathway leading to a storage shed and a rear access gate. Through the gate is a resident parking area, where there is an allocated parking space for the house.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From The Pier head west along The Esplanade, once you reach the mini roundabout turn right onto West Street. Continue along West Street until you reach a further mini roundabout where you will take the first exit onto Scott Street and the property can be found on your right.

