



7 Fawkes Mews, Bognor Regis

Guide Price £450,000

7 Fawkes Mews

This delightful three bedroom detached house at Fawkes Mews sits in a stylish mews setting and is available with No Forward Chain.

- Three Bedroom Detached House
- Quality Specification
- Kitchen/Dining Room
- Sitting Room
- Principal Bedroom with En-Suite
- Two Further Bedrooms & Family Bathroom
- Landscaped Garden with Summer House
- Car Barn and Parking Space
- No Forward Chain

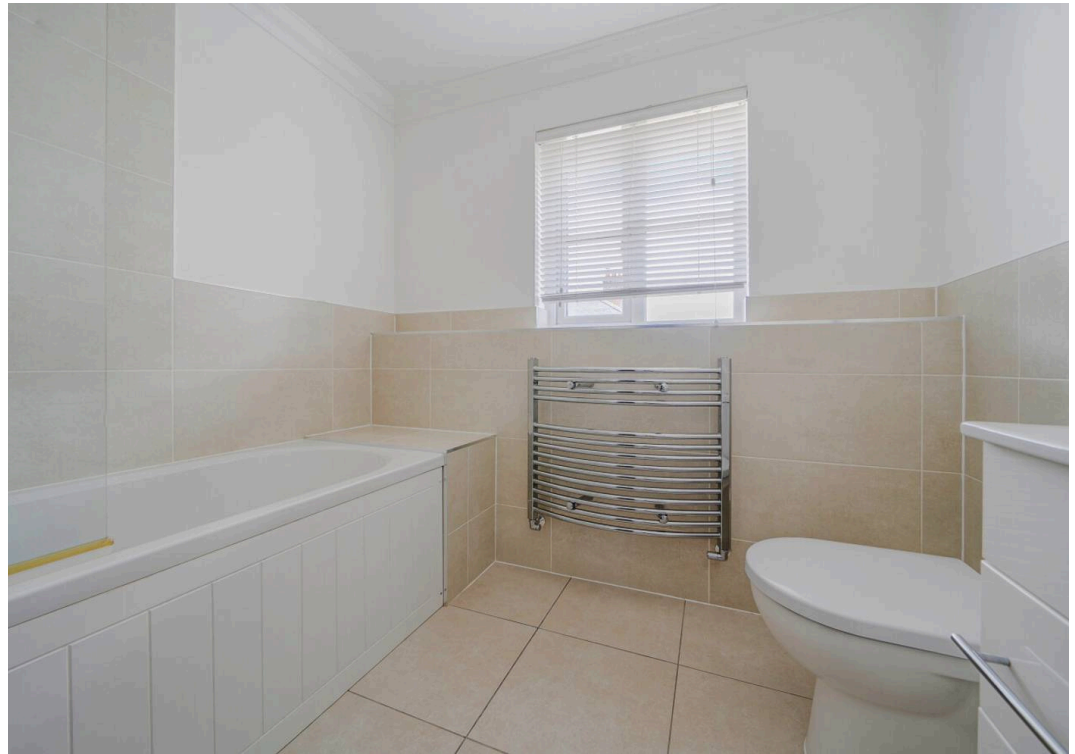
Fawkes Mews is an exclusive development of 7 homes built by locally based housebuilder Counterpoint Properties Limited.

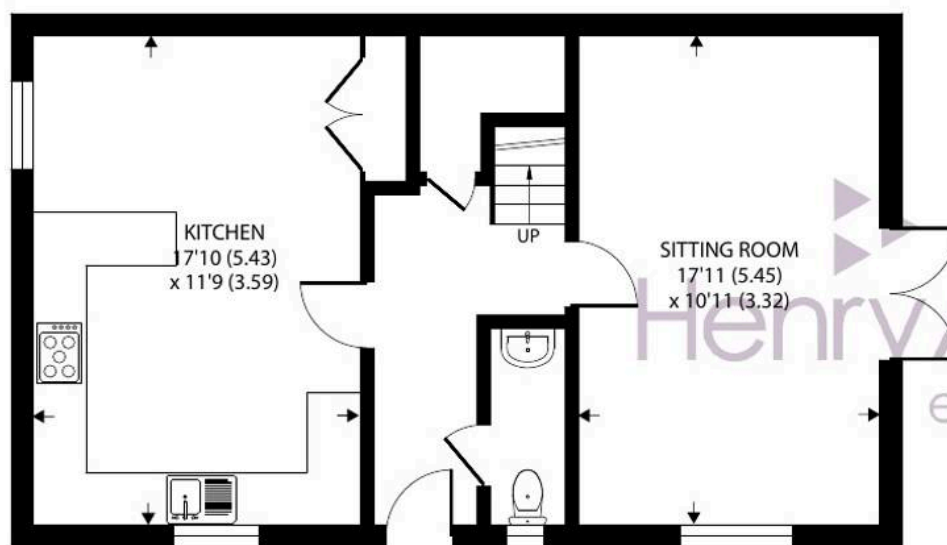
The accommodation comprises, entrance hall with woodblock flooring which extends to the sitting room and kitchen. There is a large storage cupboard and WC. The kitchen/diner is fitted with modern units, with integral appliances, space for dining and an additional storage cupboard/larder. The dual aspect sitting room has patio doors opening to the rear garden.

On the first floor, there are three generous bedrooms, the principal has an en-suite shower room and there is a modern family bathroom.

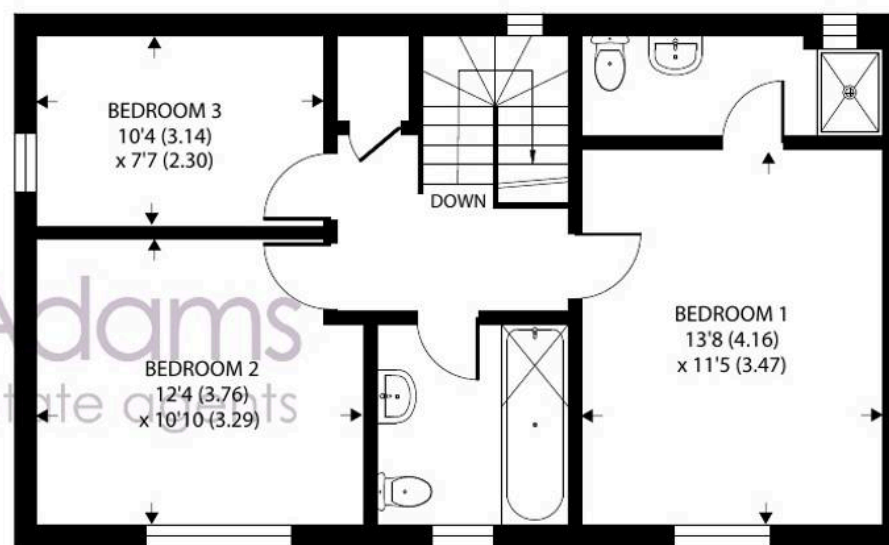
The side garden has a patio area adjacent to the property, lawned area and a summer house. There are two parking spaces, one in the car barn and one opposite the property.







GROUND FLOOR



FIRST FLOOR

Fawkes Mews, Bognor Regis

Approximate Area = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1269038

The seaside town of Bognor Regis is within easy walking distance with precinct shopping facilities, mainline railway station with services to London Victoria and the south coast. The surrounding area offers excellent transport links as well as the beautiful countryside of the South Downs. A couple of miles north of the Cathedral city of Chichester, is Goodwood, renowned for world class events such as the Festival of Speed, Glorious Goodwood and the Revival. Chichester sits just 7 miles from Bognor Regis and offers many delights, from the popular Festival Theatre to excellent shopping from independent chic boutiques to popular high street stores and the many cafes, bars and restaurants.

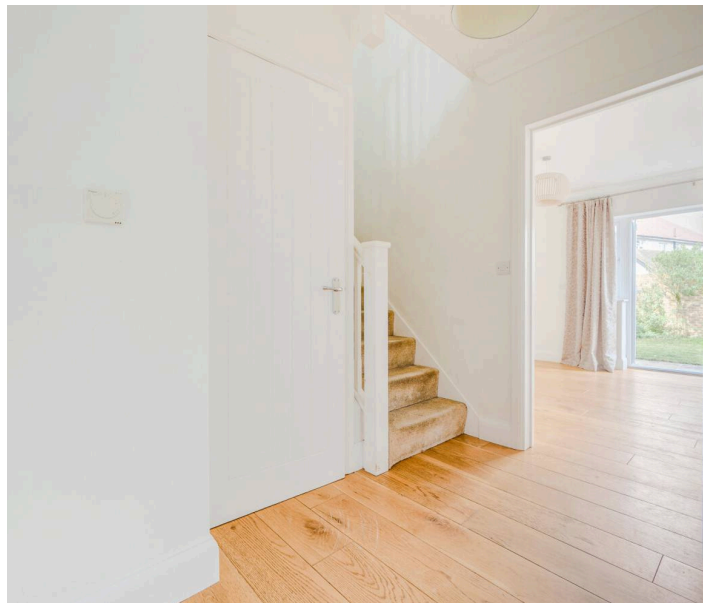
Maintenance Charge: We understand the maintenance charge is approximately £313.39 p.a.

What3Words ///undulation.laying.later

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842 123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.