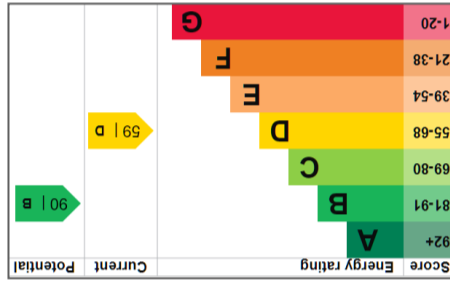
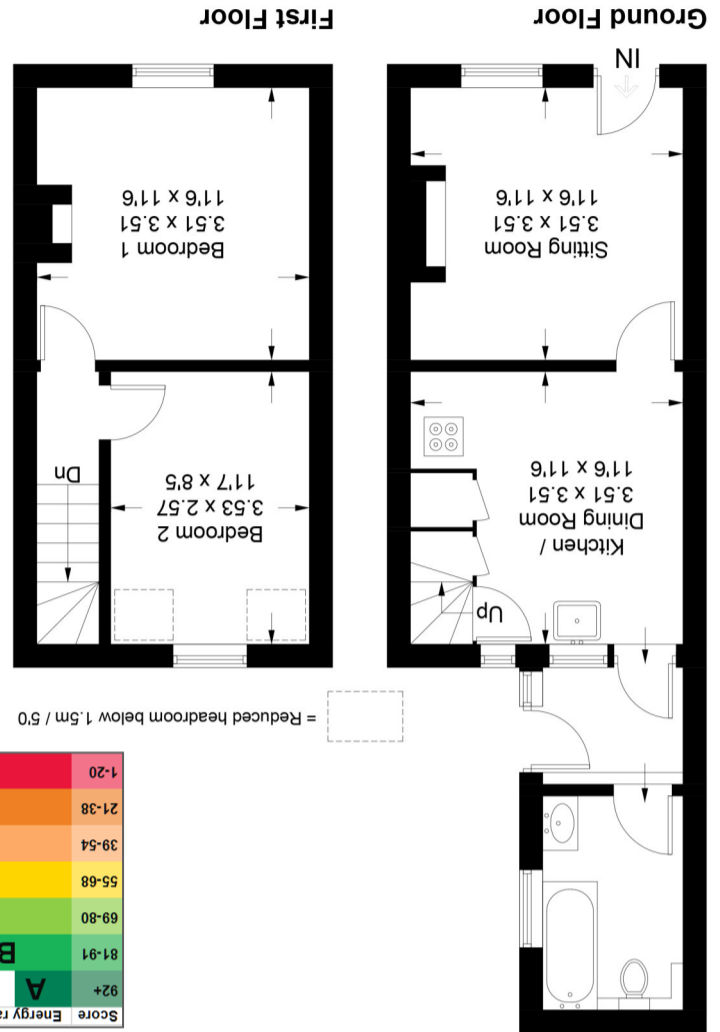


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June Cottage, 49 Mead Lane, PO22 8AW
 Approximate Gross Internal Area = 58.8 sq m / 633 sq ft
 Produced for Stride & Sons Estate Agent.

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Mead Lane, Bognor Regis

June Cottage, 49 Mead Lane, Bognor Regis, PO22 8AW.

Situated along a quiet and characterful residential lane close to Hotham Park and just to the north of Bognor Regis town centre, June Cottage is a **charming and well-presented period cottage**. Believed to date from 1796, the property comprises a sitting room with feature brick open fireplace, kitchen/dining room, inner lobby leading to a ground floor bathroom/WC and **2 first floor double bedrooms**. Offered for sale with no forward chain it also benefits from gas central heating and a walled southerly aspect courtyard garden.

Located within about a 500-yard walk of Hotham Park, the property is also within easy reach of Bognor's town centre shopping precinct, the beach and mainline railway station with services via Barnham to London Victoria and along the coast to Portsmouth and Brighton. The Cathedral city of Chichester lies approximately 5 miles to the north-west and the historic town of Arundel lies about to the north-east.

The accommodation is arranged as follows:

Front door opening to:

SITTING ROOM: 11'6 x 11'6. Open fireplace with exposed brick surround and chimney breast with built in cupboards to side housing gas and electricity meters and fuse box. Three wall light points. Radiator with cover. Window to the front of the property. Door to:

KITCHEN/DINING ROOM: 11'6 x 11'6. Space for gas cooker. Fitted Butler sink. Space for fridge/freezer. Understairs store cupboards. Quarry tiled floor. Recessed ceiling spotlights. Radiator. Window. Door to:

INNER LOBBY: Fitted cupboard housing gas fired Vaillant combination boiler. Quarry tiled floor. Part glazed door with window to side to courtyard garden. Door to:

BATHROOM/WC: White suite comprising fitted panelled bath with mixer tap and shower spray attachment. Low level WC. Fitted vanity unit with inset wash hand basin. Part tiled walls. Extractor fan. Radiator. Window.

From the kitchen/dining room, door to stairs to:

1st FLOOR LANDING: Doors to:

BEDROOM 1: 11'6 x 11'6. Cast iron fireplace. Extensive range of fitted bookshelves to two walls. Concealed radiator. Window.

BEDROOM 2: 11'7 x 8'5. Radiator with cover. Access to loft space. Window.

SERVICES: All main.

COUNCIL TAX: Band B

EXTERIOR: To the rear of the cottage is a small enclosed walled courtyard garden being of a southerly aspect and mainly shingled over with a shrub border. Outside water tap.

PRICE GUIDE: £250,000 FREEHOLD

DIRECTIONS: From the Pier in the centre of Bognor Regis proceed eastwards along the Esplanade following the road sharply round to the left into Gloucester Road. At the mini roundabout take the 2nd exit and continue to the next roundabout. Take the 1st exit into Upper Bognor Road and after about 300 yards turn right into a continuation of this road. Take the 3rd turning on the right into Hook Lane, then the next turning on the right into Mead Lane and then after a short distance turn right again where No49 will be found on the left-hand side.

Please Note: Neither the heating system nor the services have been checked by the Agents.

