



2 bed cottage to buy in PO22

Flansham Lane, Bognor Regis, West
Sussex, PO22 6AG

£220,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Off Street parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Two Bedrooms
- ✓ Off-Road Parking
- ✓ Semi-Detached Character Cottage
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale via Online Unconditional Auction.

This charming two bedroom cottage is situated in the popular village of Felpham, conveniently located close to local schools, amenities, and regular bus routes. Offered to the market with no onward chain, the property combines characterful accommodation with a beautifully presented garden and off-road parking.

The accommodation begins with an entrance porch which opens into a central dining room. From here, doors lead to both the sitting room and the kitchen, which is positioned to the rear of the property and enjoys pleasant views over the garden.

On the first floor are two well-proportioned bedrooms, along with a family bathroom.

Outside, a particular highlight of the property is the delightful rear garden, which has been recently landscaped. The garden offers a patio seating area ideal for outdoor entertaining, an area of lawn, a decorative pond, and a variety of well-established bordering plants and shrubs. To the far end of the garden are two useful storage sheds, along with a parking space belonging to the property.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £220,000

Property Type: Cottage

Parking: Off Street, Rear

Construction materials: Stone built

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



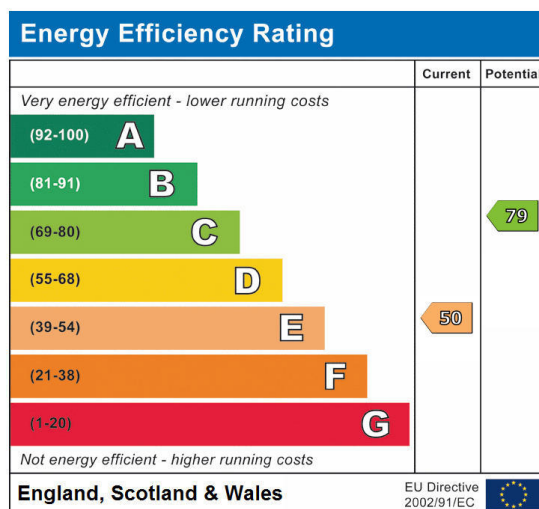
Flansham Lane, Felpham, Bognor Regis

Approximate Area = 686 sq ft / 63.7 sq m
Outbuildings = 97 sq ft / 9 sq m
Total = 783 sq ft / 72.7 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). © nñchem 2025. Produced for Henry Adams. REF: 1393381



Flansham Lane, Bognor Regis, West Sussex, PO22 6AG

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

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