



FAWKES MEWS

Fawkes Mews

Victoria Drive, Bognor Regis, PO21 2TQ



Thought by you for
Henry Adams



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Fawkes Mews

Thoughtfully designed homes in stylish mews setting.

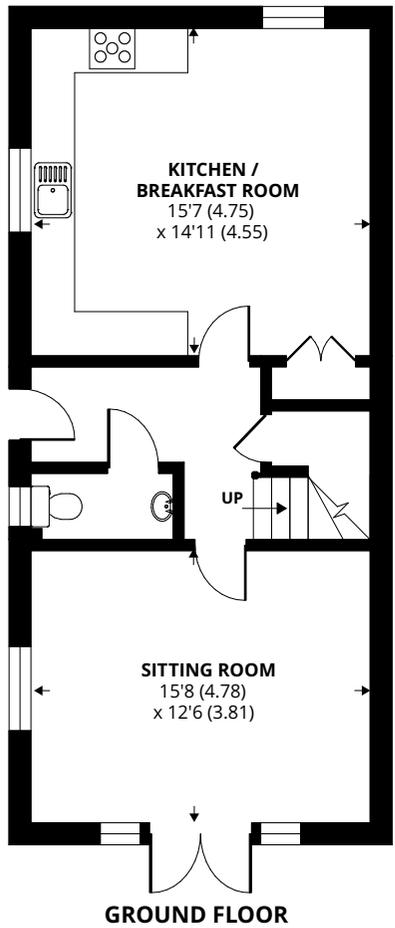
- ▶ All-inclusive specification
- ▶ En suite facilities
- ▶ Car barn with parking space or two allocated parking spaces
- ▶ Ready to move in this summer
- ▶ Premier guarantee buildmark

Fawkes Mews is an exclusive development of seven distinctive three bedroom homes brought to you by locally based housebuilder Counterpoint Properties Ltd. Situated in the popular residential area of West Bognor Regis, Fawkes Mews offers a collection of three detached houses, two detached chalets and a pair of semi-detached chalet homes in a quiet cul-de-sac setting. Ideal for growing families or downsizers wanting a buzzing central location but still tucked away less than half a mile from the beach and local shopping facilities.

Counterpoint Properties brings more than twenty five years' experience of providing high quality, new build homes. Each of the seven properties differ slightly in terms of design, layout and materials to give each home distinct individuality, all with the same high level finish and attention to detail and for added piece of mind covered by a ten year Premier Guarantee buildmark.

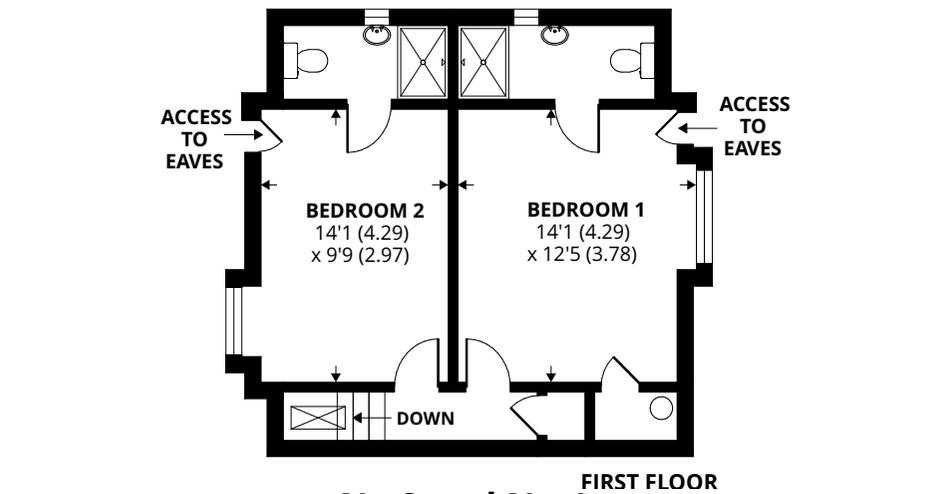
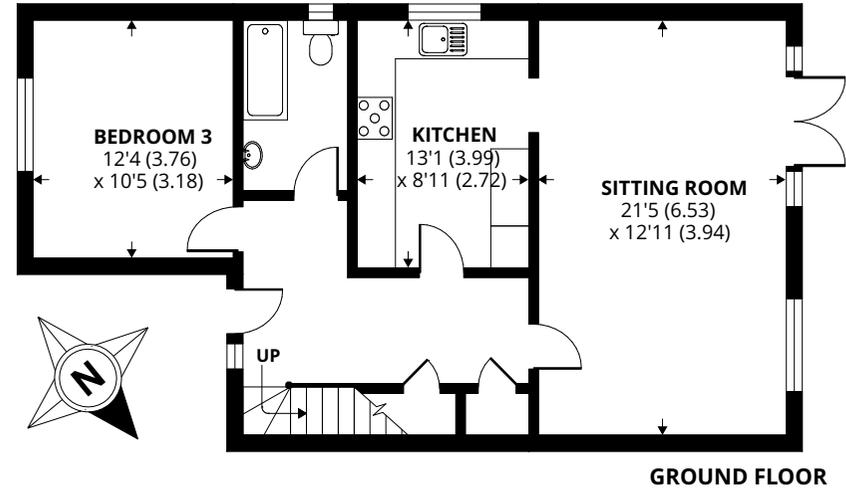
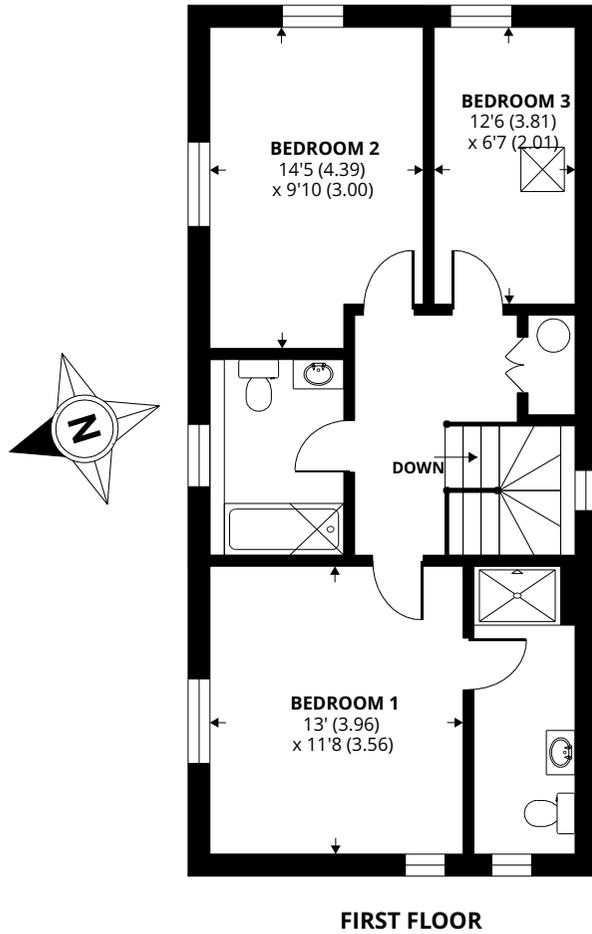
The superb all-inclusive specification has been carefully considered to incorporate different elements in each property such as granite or oak kitchen work surface, five burner hob, oak flooring to the ground floor, carpet to stairs and first floor, thoughtfully landscaped gardens complete with patio areas, climbers and shrubs.





No 1, Fawkes Mews

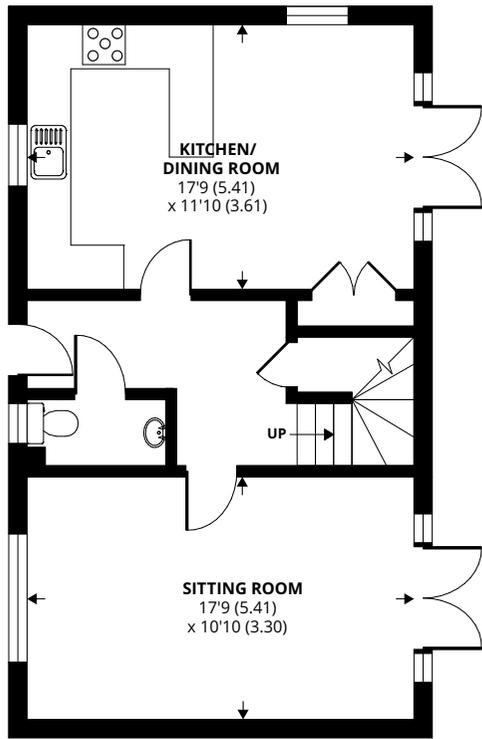
APPROX. GROSS INTERNAL FLOOR AREA 1186 SQ FT 110.1 SQ METRES



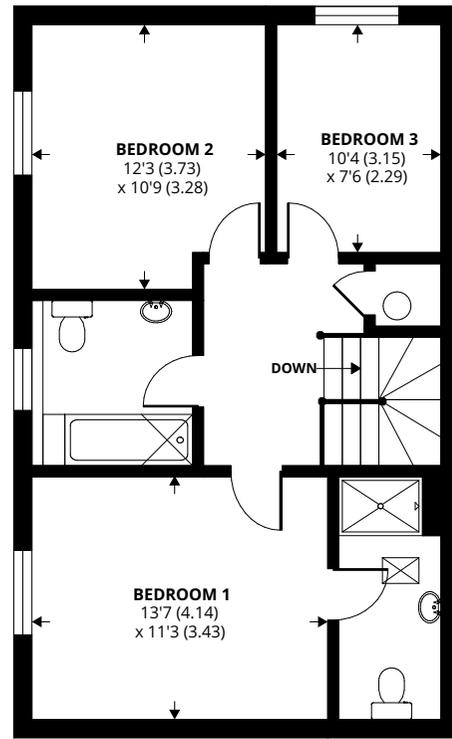
No 2 and No 4 No 3 and No 5 mirror image of illustrated floorplan

Note: No 5 has velux windows to en suites
APPROX. GROSS INTERNAL FLOOR AREA 1213 SQ FT 112.7 SQ METRES

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.



GROUND FLOOR

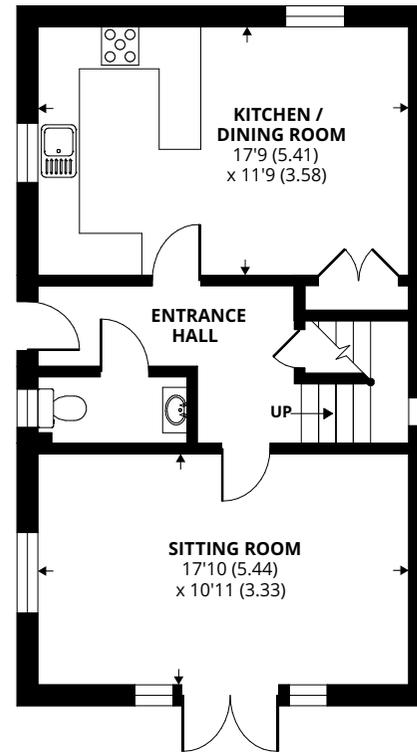


FIRST FLOOR

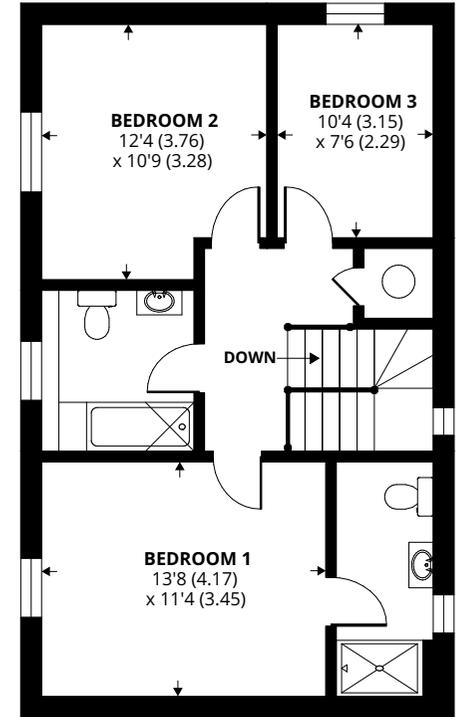


No 6, Fawkes Mews

APPROX. GROSS INTERNAL FLOOR AREA 1145 SQ FT 106.4 SQ METRES



GROUND FLOOR



FIRST FLOOR



No 7, Fawkes Mews

APPROX. GROSS INTERNAL FLOOR AREA 1160 SQ FT 107.7 SQ METRES

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SPECIFICATION

The Inside Story with a 10yr Premier guarantee

- Engineered oak wood flooring to ground floors
- Ceramic wall and floor tiling to bathrooms and en- suites
- Decorative cornice coving
- Loft ladder and light

Kitchen

- Professionally designed contemporary kitchens by 'Sheraton'
- Granite or oak work surfaces, plot dependent
- 'A' rated kitchen appliances supplied by British company 'Caple'
- Built-in glass & stainless steel 5 burner hob with extractor hood
- Homes 1, 6, 7 include a single oven, Homes 2, 3, 4 and 5 include a double oven
- Glass fronted wine fridge in Homes 1, 6 and 7
- Fully integrated fridge-freezers, dishwashers and washer/dryers

Bathrooms, En-Suites and WC

- Mixer taps to all baths with separate shower risers
- Stylish wall hung back-lit mirrors
- Heated towel rails on separate boiler feeds for continuous warmth
- Thermostatic shower valves

Lighting, Heating and Media

- Traditional gas central heating with extended 8 year guarantee on 'A' rated Worcester Bosch boiler
- Thermostatically controlled dual zone central heating to maximise efficiency
- Double glazed UPVC windows and GRP composite front doors
- Pre-wiring and fittings for satellite and data points throughout
- Recessed down lights to kitchens, bathrooms and en-suites

External

- Outside water taps
- Sandstone paved patio
- Landscaped front and rear gardens with evergreen shrubs and climbers
- Parking provided to all homes
- Numbers 1, 6 and 7 have a car barn space plus one additional parking space
- Numbers 2, 3, 4 and 5 have two allocated parking spaces

Security

- Multi-point locking front doors
- Front door lighting with dusk-til-dawn motion sensors
- Low level street lighting throughout the mews
- Large internal and external bin storage areas to maximise recycling

Location

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 from 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 cafés, bars and restaurants.

Directions

From the A27 Bognor Road roundabout take the A259 south and continue along joining the B2259 Chichester Road. At the Royal Oak Public House continue over the mini- roundabout and follow the road until you reach the roundabout that joins the A29. Take the final fourth exit into Victoria Drive and continue south, proceed over the mini roundabout. You will find Fawkes Mews on your right hand side just after Marshall Avenue.

