



28 Mallard Crescent | Pagham | Bognor Regis | West Sussex | PO21 4UU

Price **£315,000** | Freehold

**4**  
**JUST BUNGALOWS**

## 28 Mallard Crescent

Pagham | Bognor Regis | West Sussex | PO21 4UU

- **Single Storey Residence**
- **Two Bedrooms**
- **Cul-de-sac Position**
- **NO ONWARD CHAIN**
- **903 Sq Ft / 83.9 Sq M**

Situated within a residential cul-de-sac, abutting Church Farm Holiday Park, this Scandinavian style bungalow is offered for sale with No Onward Chain. Although the property could benefit from internal modernisation, the accommodation boasts a porch, hallway with storage cupboards, front aspect kitchen, rear aspect living room, rear porch, two bedrooms, shower room and separate w.c., along with a driveway, attached garage and gardens.

An outer double glazed front door leads into an entrance porch with courtesy light where an inner glazed front door opens into a good size central entrance hall with built-in cloaks storage cupboard and additional built-in linen/airing cupboard with radiator. Doors from the hall open into the kitchen, living room, two bedrooms, shower room and separate w.c.

The kitchen is a front aspect room with base, drawer and wall mounted units, along with fitted roll edge work surfaces, an inset single drainer sink unit, space and plumbing for a washing machine, space for an electric cooker, space for a free standing fridge freezer and a modern wall mounted Worcester gas combination boiler.

The living room is a rear aspect room with large double glazed window enjoying a pleasant outlook into the rear garden, along with a glazed door to the side leading through to a useful rear porch, which provides access into the rear garden via a double glazed door.

Bedroom 1 is a rear aspect room with built-in wardrobe recess, while bedroom 2, which is positioned at the front of the property, has a double glazed window to the side.

The shower room has a high level natural light window, along with an oversize shower cubicle and wash basin, with an adjacent separate w.c., also with a high level natural light window.

Externally there is an open plan frontage with driveway leading to the adjoining garage with up and over door, personal door to the side, power, light, wall mounted electric consumer unit and gas and electric meters.

To the rear there is an established fully enclosed garden which is predominantly laid to lawn with mature shrubs and borders. A gate leads to a communal pathway to the side.

**Current EPC Rating: C (70)**

**Council Tax:** Band C £1,871.85 p.a.  
(Arun District Council / Pagham 2023 - 2024)

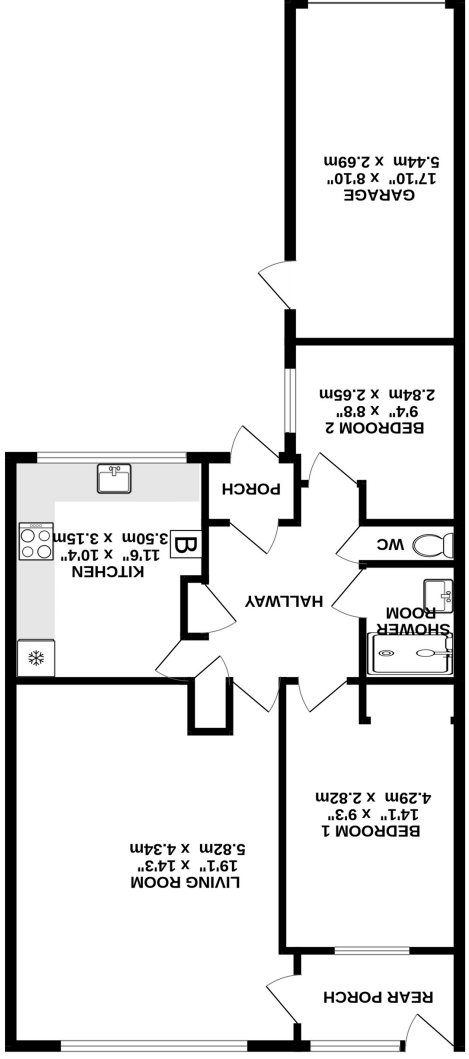
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GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.

TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. Approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.