



**10 Mill Park Road,**  
Bognor Regis | West Sussex | PO21 3NZ

**Guide Price £325,000**  
**FREEHOLD**



# 10 Mill Park Road,

Bognor Regis | West Sussex | PO21 3NZ

NO325 - 08/24

## Features

- Semi-Detached House
- Three Bedrooms
- Garage In Adjacent Block
- No Onward Chain
- 975 SqFt / 90.6 SqM

**Current EPC Rating:** D (61)

**Council Tax:** Band C £1,960.86 p.a.  
(Arun District Council/Pagham 2024-2025)

Situated in a popular non through road in a favoured residential location on the western fringe of Bognor Regis, within the parish of Pagham, this semi-detached family home has accommodation comprising: entrance lobby, ground floor cloakroom/w.c, dual aspect living room, rear kitchen/diner, double glazed conservatory, first floor landing, three bedrooms and family bathroom. In addition, the property also offers double glazing, a gas heating system via radiators, an established, well stocked, good size westerly rear garden with brick store and a garage in an adjacent block.

The double glazed front door leads into a welcoming entrance lobby with a radiator and cupboard housing the gas and electric meters along with the wall mounted consumer unit. A glazed door leads from the lobby into the living room, while a sliding door leads into the ground floor cloakroom which has an obscure double glazed window to the front, low level w.c and wash basin with storage cupboard under.

The living room is a good size dual aspect room measuring 19' 4" x 11' 11" positioned at the front of the property, with double glazed windows to the front and side, along with a large radiator, a feature brick fireplace with gas stove/burner and an open plan staircase to the first floor with handrail/balustrade. An archway to the rear leads from the living room through to the full width open plan kitchen/diner which boasts a comprehensive range of fitted units and work surfaces with a 1 1/2 bowl single drainer sink unit with mixer tap, an integrated electric hob with concealed hood over and double oven/grill under, space and plumbing for a washing machine and a slimline dishwasher, cupboard housing the floor standing 'Potterton Kingfisher II' gas boiler, a double glazed window to the rear, space for a table and chairs and a large radiator. Double glazed French door lead from the dining area to the rear into the adjoining double glazed conservatory, which in turn provides access into the rear garden.





The first floor landing has an access hatch to the loft space and a built-in airing cupboard housing the lagged hot water cylinder. Doors from the landing lead to the three bedrooms and the family bathroom.

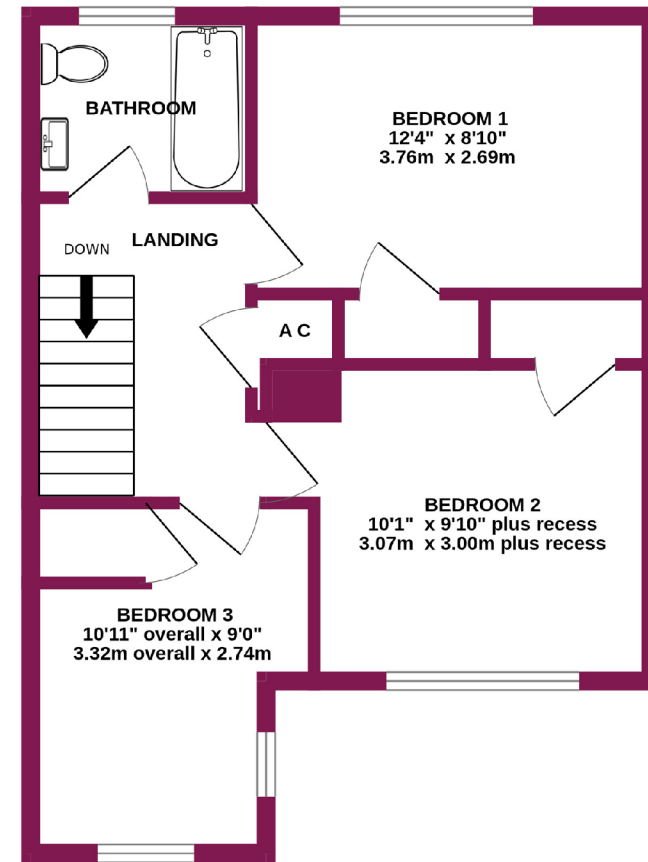
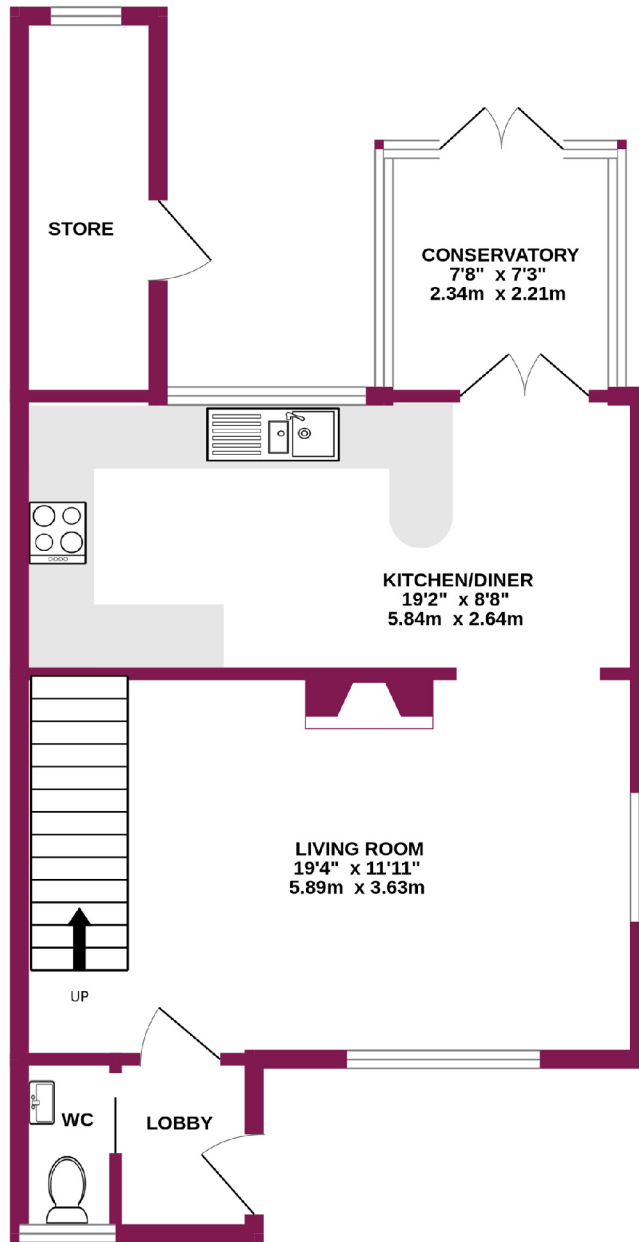
Bedroom 1 is positioned at the rear of the property with a double glazed window overlooking the westerly rear garden, a radiator and a useful built-in wardrobe/storage cupboard. Bedroom 2 has a double glazed window to the front, a radiator and a built-in wardrobe/storage cupboard, while Bedroom 3 is a dual aspect room positioned at the front with double glazed windows to the front and side, a radiator and further built-in storage cupboard. The family bathroom has a panel bath with shower over and fitted shower screen, pedestal wash basin, close coupled w.c, ladder style heated towel rail and an obscure double glazed window to the rear.

Externally, there is an open plan frontage with pathway leading to the front door and gate leading to the side to a pathway to the rear garden. The westerly rear garden is well stocked with an array of established plants, shrubs and trees providing screening from neighbouring properties. Adjoining the property, at the rear, is a useful brick store measuring 11' 10" x 4' 4" (internally) with a window at the rear.

The property also has the benefit of a garage, with up and over door, situated in the adjacent block, along with on street parking.

**N.B This property is offered For Sale with No Onward Chain.**





TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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