



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

Guide Price **£340,000** | Freehold

**4**  
**JUST BUNGALOWS**



## 26 Mallard Crescent

Pagham | Bognor Regis | West Sussex | PO21 4UU

- 3 Bedroom Bungalow
- Cul-de-sac Position
- Walled Rear Garden
- Generous Tandem Garage
- Single Solar Panel For Hot Water
- No Onward Chain
- 1,228 Sq Ft / 114.1 Sq M (inc. garage)

**Current EPC Rating:** D (65)

**Council Tax:** Band D £2,205.96 p.a. Arun District Council/Pagham 2024 - 2025)

Situated within a residential cul-de-sac, abutting Church Farm Holiday Park, this 'Scandinavian' style bungalow boasts well presented accommodation comprising porch, L-shaped entrance hall, kitchen, rear open plan living/dining room, three bedrooms, bathroom and separate wc. The property also offers double glazing, a gas heating system via radiators, a block paved driveway, attached oversize tandem garage and delightful walled rear garden.

An outer double glazed front door, positioned at the side of the property, accessed via the driveway, leads into a small porch with tiled floor and courtesy light. An inner double glazed front door with flank double glazed panel leads into the L-shaped entrance hall with exposed woodblock flooring, radiator, access hatch to the loft space and built-in double fronted airing cupboard housing the lagged hot water cylinder and slatted shelving.

A sliding door from the hallway leads into the kitchen, while further doors lead into the main living/dining room, three bedrooms, bathroom and separate wc.

The kitchen has a double glazed window to the side, a range of re-fitted units and coloured roll edge work surfaces, with an inset single drainer sink unit with mixer tap, integrated 4 ring electric hob with hood over, with double oven/grill below, space for an under counter fridge and space and plumbing for a washing machine. A sliding door from the kitchen leads into the main open plan living/dining room which has exposed wood block flooring in the dining area and radiator, fitted carpet in the living area, which has two large radiators and large high level double glazed window to the side, with fitted vertical blinds, a double glazed window to the rear and double glazed door providing access into the rear garden.

Bedroom 1 has a double glazed window to the side, a radiator and fitted carpet, while Bedroom 2 has a double glazed window to the front, a radiator, fitted carpet and built-in double wardrobe (excluded from the room measurement). Bedroom 3 is a good size single room, with a double glazed window to the side, a radiator and fitted carpet. The bathroom has a shaped panel bath with shower over and fitted shower screen, pedestal wash basin, tiled splash-back surround, a radiator and high level double glazed window to the side with integral extractor fan. In addition, there is a separate wc, with tiled splash-back surround, a radiator and high level double glazed window to the side with integral extractor fan.

SH375 - 02/25





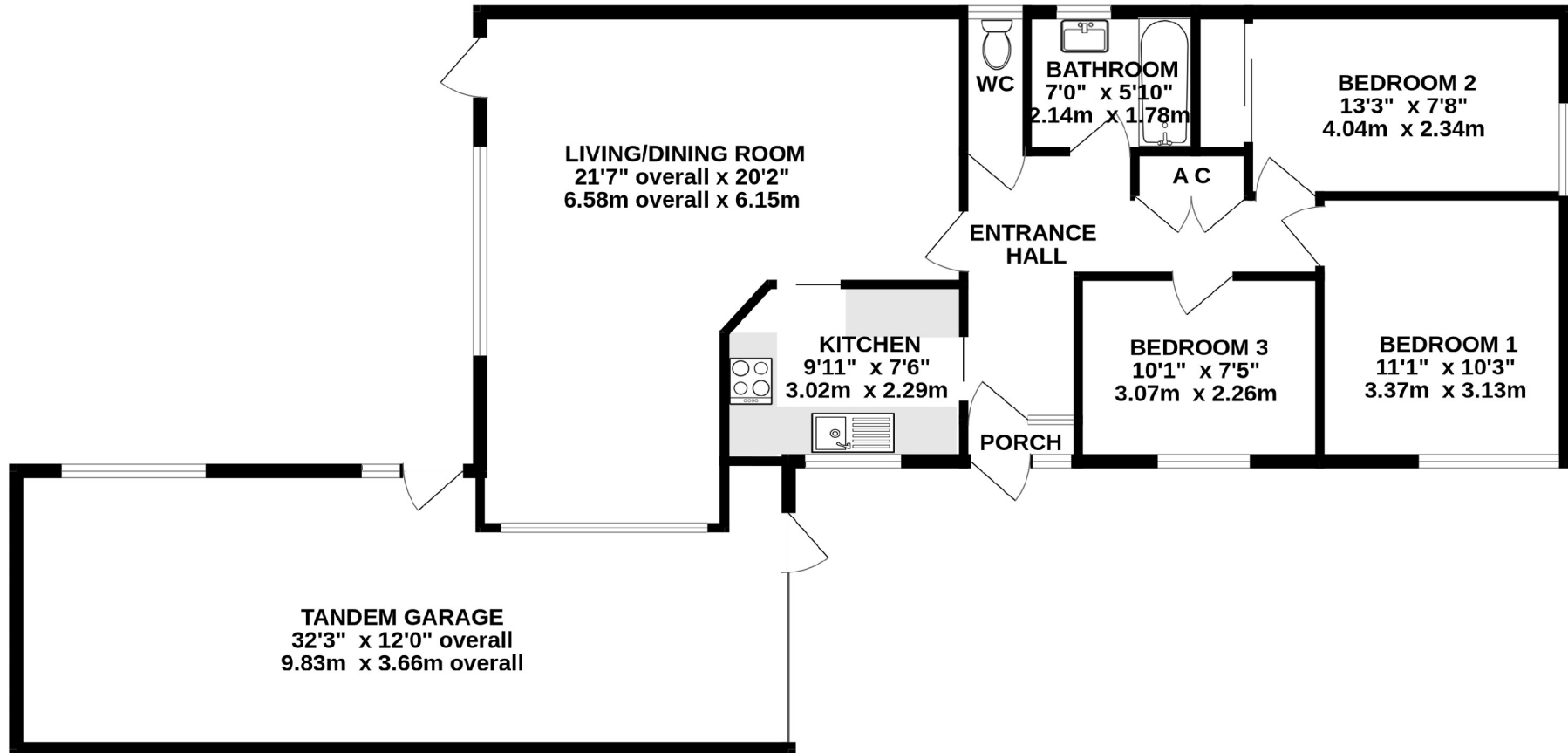


Externally, there is an open plan frontage laid to gravel for ease of maintenance and a block paved driveway providing on-site parking, which leads to the outer front door and attached oversize tandem garage which has an up and over door and personal door to the front, wall mounted electric consumer unit, gas and electric meters, a wall mounted gas boiler, two double glazed windows to the side and a double glazed door providing access into the fully enclosed walled rear garden, which has a paved patio sun terrace, lawn and established shrubs and borders.

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**GROUND FLOOR**  
1228 sq.ft. (114.1 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are 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.