



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

**Price £350,000** | Freehold

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**JUST BUNGALOWS**

## 5 Mallard Crescent

Pagham | Bognor Regis | West Sussex | PO21 4UU

- 2 Bedroom Link-Detached Bungalow
- Cul-De-Sac Setting Close To The Beach
- Modern Kitchen/Dining Room
- Rear Aspect Vaulted Living Room
- Double Glazing & Gas Heating System (Radiators)
- Refitted Generous Shower Room
- On-Site Parking & Oversize Garage
- Secluded Southerly Rear Garden
- No Onward Chain
- 735.7 Sq Ft / 68.3 Sq M

Offered for sale with No Onward Chain, this well presented link-detached bungalow is positioned within a cul-de-sac setting close to amenities and the beach. The accommodation comprises entrance lobby, kitchen/dining room, rear aspect living room, inner hall, two bedrooms and a modern generous shower room.

The property also offers double glazing, a gas heating system via radiators, a resin driveway providing on-site parking, an oversize attached garage and a delightful established southerly rear garden.

A double glazed front door opens into the welcoming entrance lobby which has part natural light roofing, obscure windows to the side, wood effect flooring and a built-in double cloaks storage cupboard with additional storage over. Doors lead from the lobby to the living room and garage, while a further doorway leads into the kitchen/dining room.

The sitting room is positioned at the rear and has a vaulted ceiling with high level windows to the side, wood effect flooring and French doors with flank panelling to the rear, providing access into the southerly rear garden.

The kitchen/dining room is a generous L-shaped room and has a window to the side, a range of fitted base, drawer and wall mounted units, 1 3/4 bowl sink unit with mixer tap, integrated 4 burner gas hob with tiled splash back, eye level twin oven, space and plumbing for a washing machine, pull out pantry rack, space for a free standing fridge/freezer and dining area with part panelled walls with space for a table and chairs. A door leads from the kitchen/dining room to an inner hallway with wood effect flooring and built-in airing cupboard housing the hot water cylinder. Doors from the inner hall lead to the two bedrooms and modern shower room.

Bedroom 1 is positioned at the front of the property with a window to the front, fitted mirror fronted sliding wardrobes to one wall and wood effect flooring. Bedroom 2 has a window to the side, fitted wardrobe with further storage cupboard over and wood effect flooring.

The shower room has a shaped shower tray with curved glazed shower screen, fitted dual shower unit, an enclosed cistern wc, oversize wash basin with storage under, fitted medicine cabinet, ladder style heated towel rail, window to the side and hatch to the loft space which houses the gas boiler.

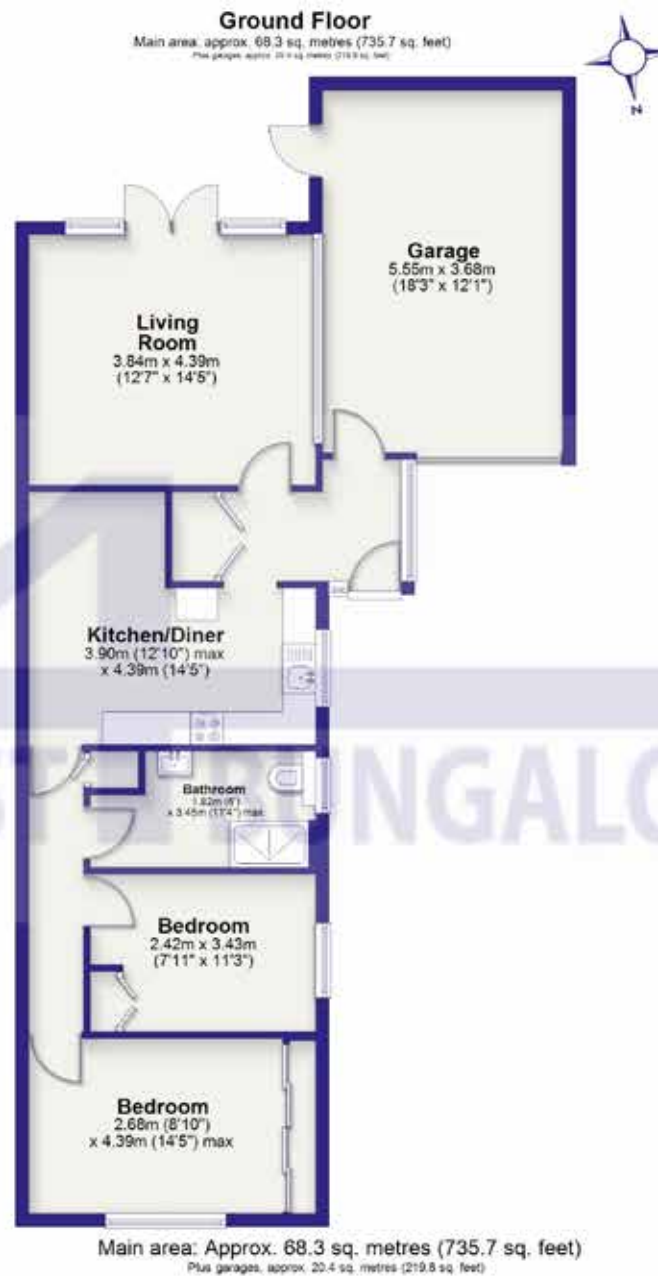




Externally, there is an open plan frontage laid to lawn with established border. A resin driveway provides on-site parking and leads to the front door and garage. The garage houses the electric consumer unit and meters, along with fitted work-surfaces with base and drawer units under creating a utility area feel, an up and over door to the front, door to the rear garden, power and light. The secluded southerly rear garden has a paved patio/terrace accessed from the sitting room, area laid to lawn and shaped decked area at the rear, along with well stocked established raised beds and timber store.

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**Current EPC Rating:** D (63)

**Council Tax:** Band C £2,151.63 p.a (Arun District Council / Pagham 2026 - 2027)

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.