

56 Oaktree Close | Mill Farm | Nyetimber | West Sussex | PO21 3PW

Offers Over £200,000

JUST 4 BUNGALOWS

56 Oaktree Close

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SM225-10/26

- **45’ x 20’ Tingdene Villa Park Home With 2 Year Warranty**
- **Highly Sought After Residential Site Close To Local Amenities & Bus Routes**
- **2 Bedrooms, (Principal With En-Suite Shower Room & Walk-in Wardrobe)**
- **Living Room & Dining Room, Kitchen & Utility Room**
- **Bathroom & Cloakroom (3 WCs In Total)**
- **Double Glazing & Mains Gas Heating (Radiators)**
- **Enclosed Side & Rear Garden With Purpose Built Store**
- **Age Restricted Site To Those Over 40 Years**
- **No Onward Chain**
- **895.9 Sq Ft / 83.2 Sq M**



Occupying an enviable position, within the highly sought after Mill Farm residential park home site, which is situated on the western outskirts of Bognor Regis and approximately six miles to the south of the historic city of Chichester, this well presented and well maintained home is offered for sale with no onward chain.

The bright, airy and deceptively spacious accommodation comprises entrance lobby, cloakroom/wc, dual aspect living room leading through to a dining room, kitchen, separate utility room, inner hall, principal bedroom with walk-in wardrobe and en-suite shower room, guest double bedroom with fitted furniture and an additional bathroom (3 wcs in total). The home also offers double glazing, a mains gas heating system via radiators and combination boiler, a block paved parking space and private enclosed side and rear garden with purpose built store.



The front door with flank natural light panelling leads into a lobby with window to the side, door to the living room and door to the cloakroom which has a white suite of wash basin with storage under and close coupled wc, along with a window the side. The main living room is a good size dual aspect room with two windows to the front, window to the side and feature fireplace. An archway leads through to the adjoining dining room which has a window to the side, wood effect flooring and doors to the kitchen and inner hall.

The kitchen has a window to the side and fitted units and work surfaces, 1 1/2 bowl single drainer sink unit, tiled splash back, cooker with hood over, along with a door to the adjoining separate utility room which has space and plumbing for a washing machine, dryer and additional appliance and a door to the side which provides access into the enclosed side garden.

The inner hall has a useful built-in storage cupboard housing the modern gas boiler, along with doors to the two double bedrooms and main bathroom. The principal bedroom has a window to the side, fitted dressing table and a deep walk-in wardrobe/closet, which houses the modern electric consumer unit. A door from the bedroom leads into the adjoining en-suite shower room, which has a window to the rear, shower enclosure with fitted shower, wash basin with storage under and close coupled wc. Bedroom 2 has a window to the rear and fitted wardrobes and dressing table. In addition, the main bathroom boasts a corner bath, wash basin with storage under, close coupled wc and has a window to the side.

Externally, there is a block paved hard stand parking space at the front. A gate leads to the side into a delightful enclosed side garden, with generous paved sun terrace/entertaining area. A brick arch with gate leads into the private good size rear garden, which houses a purpose built store with power and light.








Current EPC Rating: Not Applicable **Council Tax:** Band A £1,613.72 p.a. (Arun District Council / Pagham 2026 - 2027)

Site Fee: £3,315.11 p.a. (1st November 2026 - 31st October 2027)

NB: Upon entering the site we ask that you please respect the speed limit for the safety of the residents.

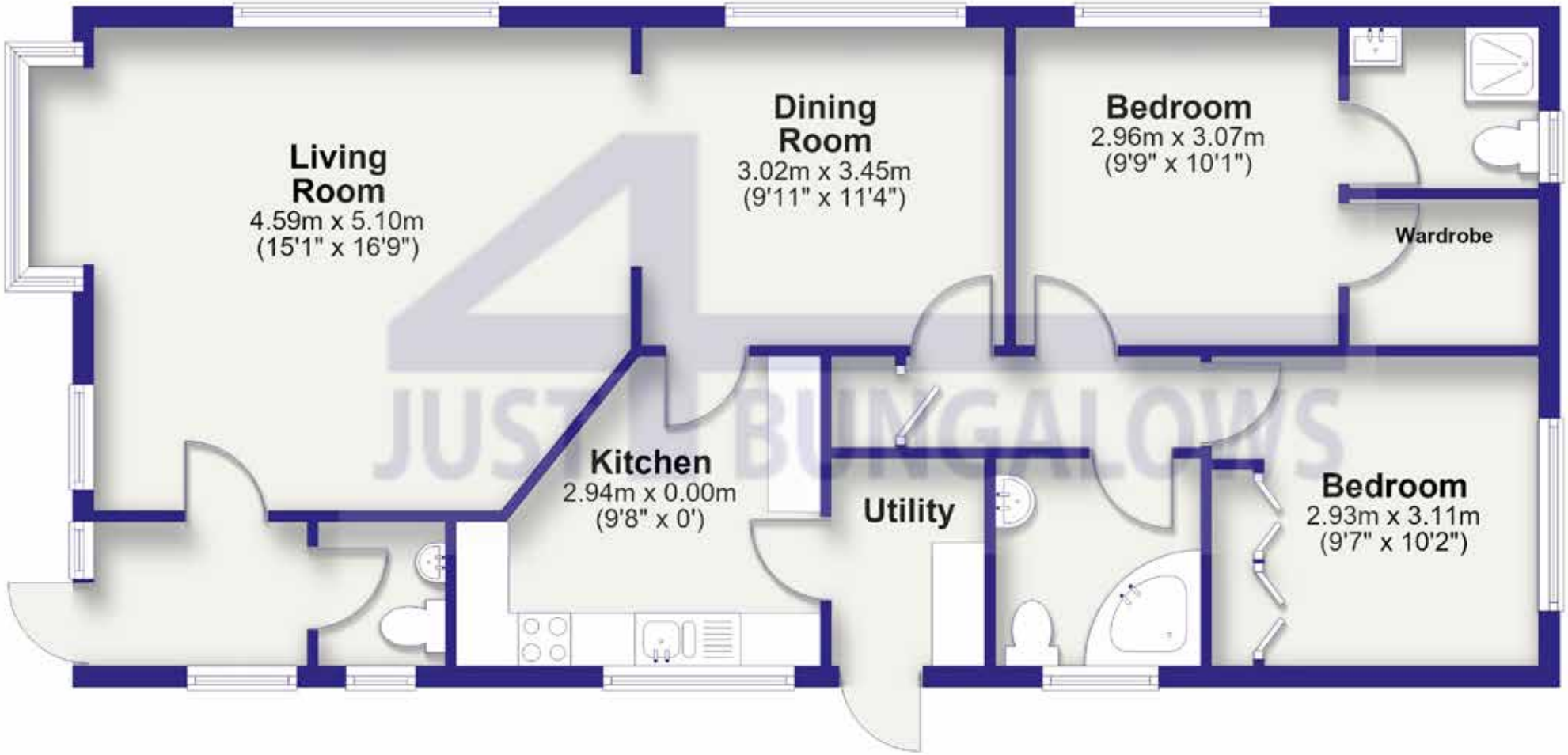
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Ground Floor

Approx. 83.2 sq. metres (895.9 sq. feet)

(excluding (No_Title))



Total area: approx. 83.2 sq. metres (895.9 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement. Plan produced using PlanUp.

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.