





This spacious and versatile three bedroom detached bungalow offers generous single storey accommodation, excellent outside space and a flexible layout. Situated in Mallard Crescent, Bognor Regis, the property benefits from off road parking, an attractive rear garden and a useful range of outbuildings. The heart of the home is the open plan kitchen, living and dining room, creating a bright and sociable space for everyday living and entertaining. A conservatory overlooks the rear garden and provides an additional reception area.

There is also a separate study, ideal for home working or hobbies, together with a generous utility room offering useful storage.

The property has been extended to the rear to create three well-proportioned bedrooms, larger than those typically found in similar local bungalows. Both the principal bedroom and second bedroom benefit from their own dressing rooms, while the third bedroom could also be used as a guest room or home office.

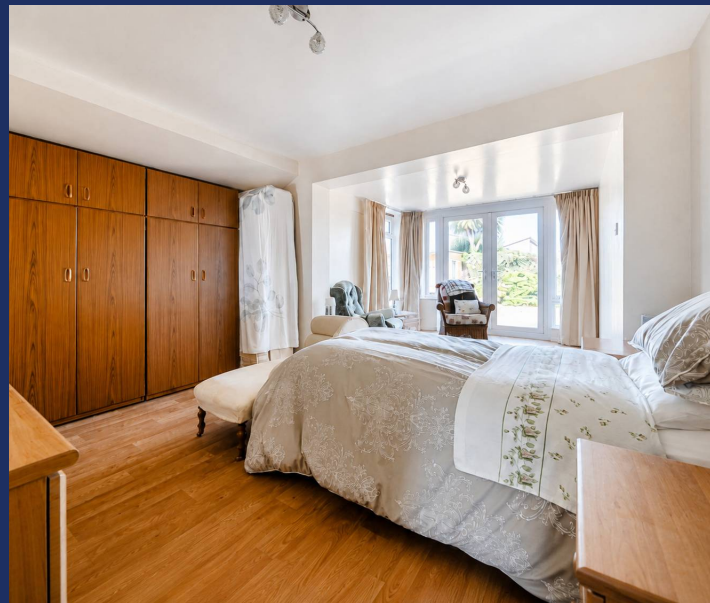
Completing the accommodation is a shower room with separate WC.

Outside, the driveway provides off road parking, while the rear garden is mainly laid to lawn with paved seating areas, mature shrubs and established planting.

A substantial powered summer house offers further flexible space for use as a garden room, office or hobby room, while a separate powered workshop and shed provide additional storage and workspace.

With generous accommodation, useful outbuildings and attractive outside space, this detached bungalow is well suited to families, downsizers or anyone seeking spacious single storey living.

A viewing is highly recommended.

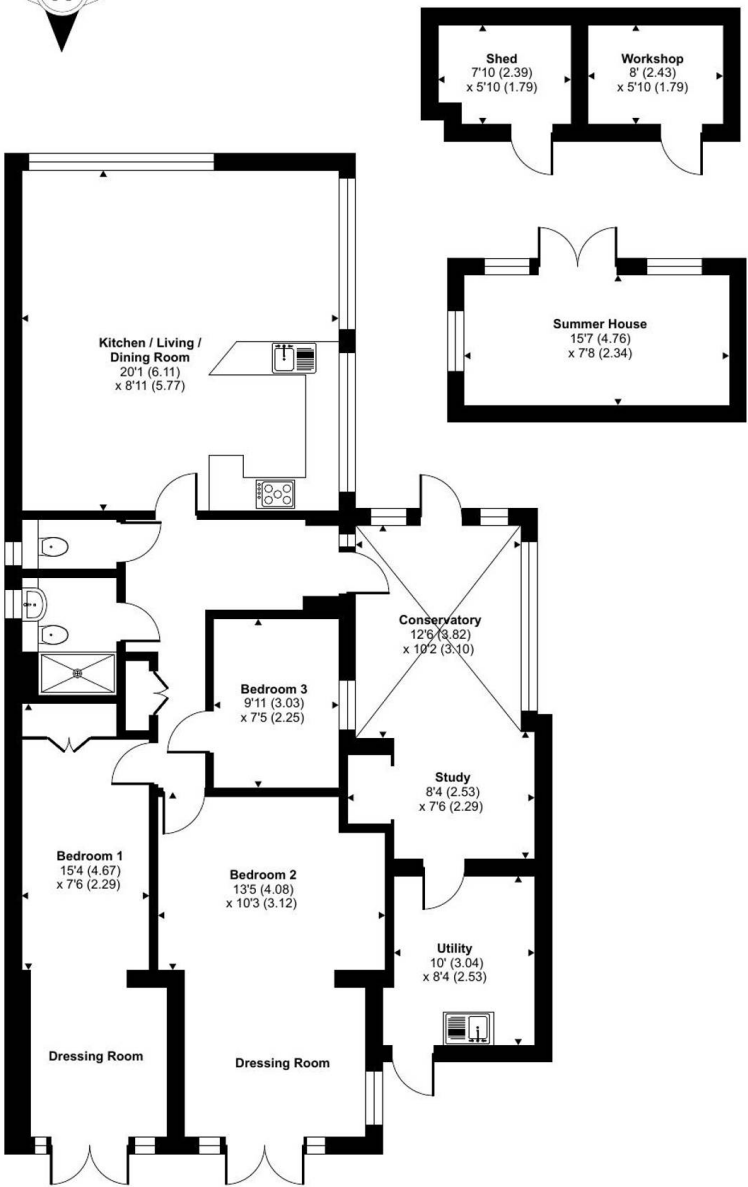


Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A 'Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, an Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

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Mallard Crescent, Bognor Regis, PO21

Approximate Area = 1413 sq ft / 131.2 sq m  
Outbuildings = 212 sq ft / 19.6 sq m  
Total = 1625 sq ft / 150.8 sq m  
For identification only - Not to scale



GROUND FLOOR





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: