

5 Honeysuckle Drive | Mill Farm | Nyetimber | West Sussex | PO21 3PT

Guide Price £250,000

JUST 4 BUNGALOWS

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BI250-11/26

- **50' x 20' Maryland Colonial Special Park Home (2001)**
- **Highly Sought After Residential Site Close To Local Amenities & Bus Routes**
- **2 Generous Double Bedrooms With Fitted Bedroom Furniture**
- **Principal Bedroom With Generous En-Suite Bathroom**
- **Additional Shower Room (2 WCs In Total)**
- **Fitted Kitchen With Utility Room**
- **Open Plan Living/Dining Room, Conservatory & Separate Study/Hobbies Room**
- **Generous Wrap Around Garden With Purpose Built Store**
- **Age Restricted Site To Those Over 40 Years**
- **No Onward Chain**
- **1097.3 Sq Ft / 101.9 Sq M**



Occupying an enviable, non through road position, on the edge of the site, with views over adjacent fields, this deceptive park home has been incredibly well cared for and is offered for sale with no onward chain. Mill Farm residential park home site is situated on the western outskirts of Bognor Regis and approx. six miles to the south of the historic city of Chichester.

The spacious accommodation comprises: entrance hall, kitchen, utility room, living/dining room, pitched roof conservatory, inner hall, principal bedroom with en-suite bathroom, guest double bedroom, study/ hobbies room and additional shower room with second wc.

The front door leads into a welcoming entrance hall with glazed double doors to the living/dining room and doors to the kitchen and principal bedroom.

The kitchen is positioned at the rear, enjoying views across fields and provides a comprehensive range of units and work-surfaces with an inset 2 1/2 bowl single drainer sink unit, integrated dishwasher, integrated electric hob with hood over, eye level double oven and space for a free standing fridge/freezer. Doors lead from the kitchen to the dining area and utility room, which has further fitted units, an integrated washing machine, cupboard housing the gas boiler and door to the rear providing access into the garden.



The living/dining room has a window to the front, feature fireplace, door to an inner hall and French doors to the rear leading into the delightful, double glazed pitched roof conservatory, which provides access into the private rear garden via French doors to the side. The inner hall has a deep built-in storage cupboard, hatch to the loft space and doors to the guest double bedroom, shower room and versatile study/hobbies room, which has a window to the rear and a fitted work station.

The principal double bedroom has a window to the front, a range of fitted bedroom furniture and door to the adjoining en-suite bathroom with bath with shower over, wash basin with storage under, enclosed cistern wc, and window to the side. Bedroom 2 has a window to the front and fitted bedroom furniture. In addition, there is a shower room with shower enclosure with electric shower, wash basin with storage under, enclosed cistern wc, and window to the side.

Externally, there is on-site parking and a wrap around generous garden with raised paved terrace and 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**)**

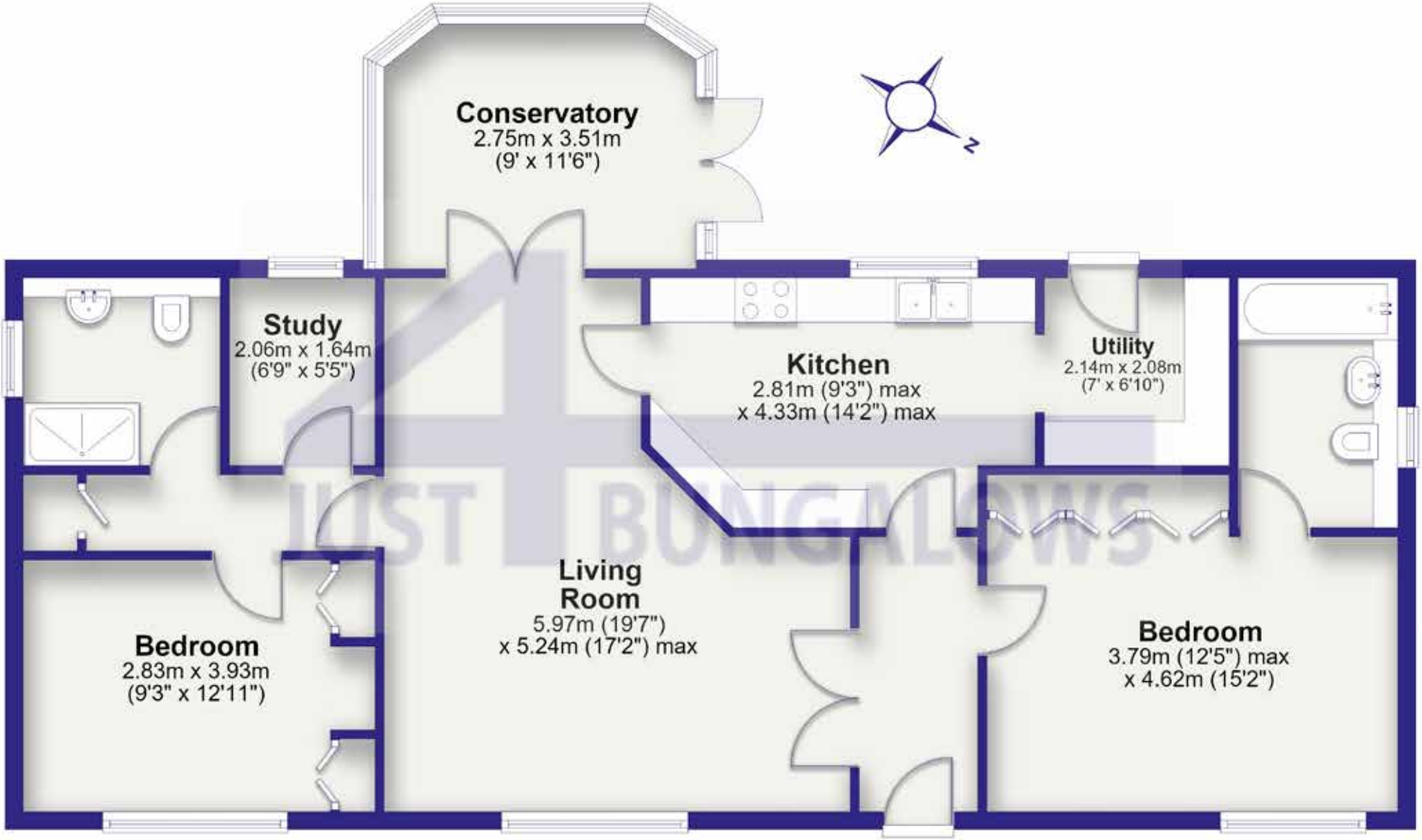
Site Fee: £3,315.11 p.a. (1st November 2026 - 31st October 2027)

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

83 Barrack Lane,
Aldwick, West Sussex, PO21 4DX
T: 01243 269100 E: office@just4bungalows.co.uk
www.just4bungalows.co.uk

Ground Floor

Approx. 101.9 sq. metres (1097.3 sq. feet)



Total area: approx. 101.9 sq. metres (1097.3 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.

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.