



6 Barley Close | Mill Farm | Nyetimber | West Sussex | PO21 3UQ

Guide Price £150,000

4
JUST BUNGALOWS

6 Barley Close

Mill Farm | Nyetimber | West Sussex | PO21 3UQ

W1150-03/26

- **36' x 20' Homeseeker Quantock 1997 Park Home**
- **Highly Sought After Residential Site**
- **Close To Local Amenities & Bus Routes**
- **2 Bedrooms**
- **Open Plan Living/Dining Room**
- **Kitchen, Cloakroom & Bathroom (2wcs)**
- **Double Glazing & Mains Gas Heating (Radiators)**
- **Age Restricted Site To Those Over 40 Years**
- **No Onward Chain**
- **707.2 Sq Ft / 65.7 Sq M**

Situated within the highly sought after Mill Farm residential park home site on the outskirts of Bognor Regis and approximately six miles to the south of the historic city of Chichester, this 1997 park home is offered for sale with no onward chain.

Although the home internally could benefit from some cosmetic updating and general decor, the bright and airy accommodation offers entrance lobby, cloakroom/wc, open plan L-shaped living/dining room, kitchen, inner hall, two bedrooms and bathroom (2nd wc).

The home also offers double glazing, a mains gas heating system via radiators and combination boiler (not tested), a block paved driveway providing on-site parking and a private enclosed wrap around garden with purpose built store.

The front door, which is positioned at the side, leads into the entrance lobby where there is a useful built-in cloaks storage cupboard. Doors from the lobby lead to the kitchen, the living room and the cloakroom which has a wc, wash basin and window to the front.

The living/dining room is an L-shaped room with windows to the front and rear, along with a fireplace and doors to the kitchen and inner hall. The kitchen has a window to the side and double glazed door to the rear providing access into the private garden. The kitchen itself comprises a range of fitted units and work surfaces, a gas hob with hood over and oven under, space and plumbing for a washing machine and space for a free standing fridge freezer, along with a door back to the entrance lobby and a fitted double fronted cupboard which houses the gas combination boiler (not tested).

The inner hall has door to the two bedrooms and bathroom. Bedroom 1 is a good size double room with window to the front and fitted wardrobes with further wall mounted fitted storage units and dressing table. Bedroom 2 has a window to the side and two fitted double wardrobes/storage cupboards with corner shelving. The bathroom could benefit from some updating and has a coloured suite of bath with mixer tap/shower attachment, wc, wash basin inset into surround with storage under, ladder style heated towel rail and window to the rear.

Externally, the rear garden is accessed via a brick arch with metal gate leading to a wide paved patio area with area of grass, a purpose built store and additional paved area to the side, with further gate to the front.





Current EPC Rating: Not Applicable

Council Tax: Band A £1,539.83 p.a. (Arun District Council / Pagham 2025 - 2026)

Site Fee: £3,215.43 p.a. (1st November 2025 - 31st October 2026)

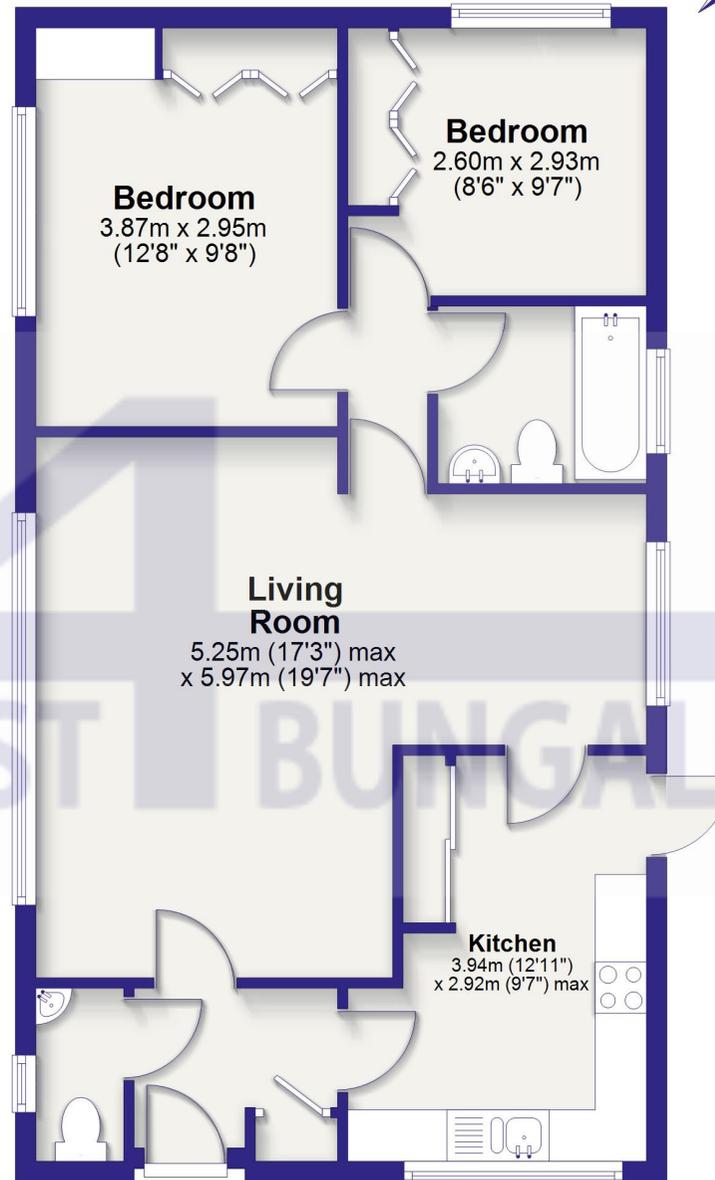
NB: Upon entering the site we ask that you please respect the speed limit for the safety of the residents.

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

4
JUST BUNGALOWS

Ground Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



Total area: approx. 65.7 sq. metres (707.2 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.