



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

O.I.E.O **£400,000** | Freehold

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JUST BUNGALOWS

15 Mallard Crescent

Pagham | Bognor Regis | West Sussex | PO21 4UU

- An Impeccably Well Presented Single Storey Residence
- 3 Bedrooms & 2 WCs
- Light & Airy Accommodation
- Cul-De-Sac Setting Close To Beach
- 1,091 Sq Ft / 101.4 Sq M (inc. garage)

Current EPC Rating: D (57)

Council Tax: Band C (£1,960.86 p.a. Arun District Council / Pagham 2024 - 2025)

This Scandinavian style single storey residence is offered For Sale in an exceptionally well presented condition, having been extensively and tastefully improved throughout the years by the current owners.

The incredibly light and airy accommodation comprises entrance hall, modern kitchen, 'L' shaped living/ dining room, 3 bedrooms, bathroom with wc and additional separate second wc, furthermore the property offers double glazing, a gas heating system via radiators and modern combination boiler, modern updated electrics, a block paved driveway providing on-site parking for several vehicles, an over size attached garage and a fully enclosed, good size, rear garden.

The property is positioned within a residential cul-de-sac less than half a mile level walk to the beach and an array of local amenities including a large Co-Op convenience store. The nature reserve and Pagham Harbour can also be found close by.

The recessed double glazed front door with natural light flank double glazed panel is positioned at the side of the property and leads into an inviting 'L' shaped hallway with a useful built-in double fronted storage cupboard and access hatch to the part boarded loft space with pull down ladder. A bi-fold door leads into the modern fitted kitchen with a range of units and work surfaces, integrated 4 ring electric hob with concealed hood over, integrated oven and microwave, space and plumbing for a washing machine and dishwasher, space for a free standing fridge/freezer, cupboard housing the wall mounted gas combination boiler and double glazed window to the side.

A doorway from the kitchen leads into the 'L' shaped living/dining room with high level large natural light double glazed window to the side and large double glazed window to the front in the living area, along with a high level double glazed window to the side in the dining area. A door from the dining area leads into the entrance hall.

Bedrooms 1 and 2 are both positioned at the rear of the property, both benefiting from built-in wardrobes, with bedroom 1 having a double glazed window to the rear and bedroom 2 with a double glazed door with flank double glazed panel providing access into the rear garden. Bedroom 3 is a good size side aspect room with a double glazed window.

The bathroom has been tastefully updated with a P shaped bath with dual shower and fitted shower screen, close coupled wc, wash basin with storage cupboard under, tiled walls and floor, ladder style heated towel rail and a double glazed window to the side. Adjacent to the bathroom is a second separate wc with wall mounted wash basin, tiled splash back and flooring and a double glazed window to the side.

Ref: HA425 - 10/24



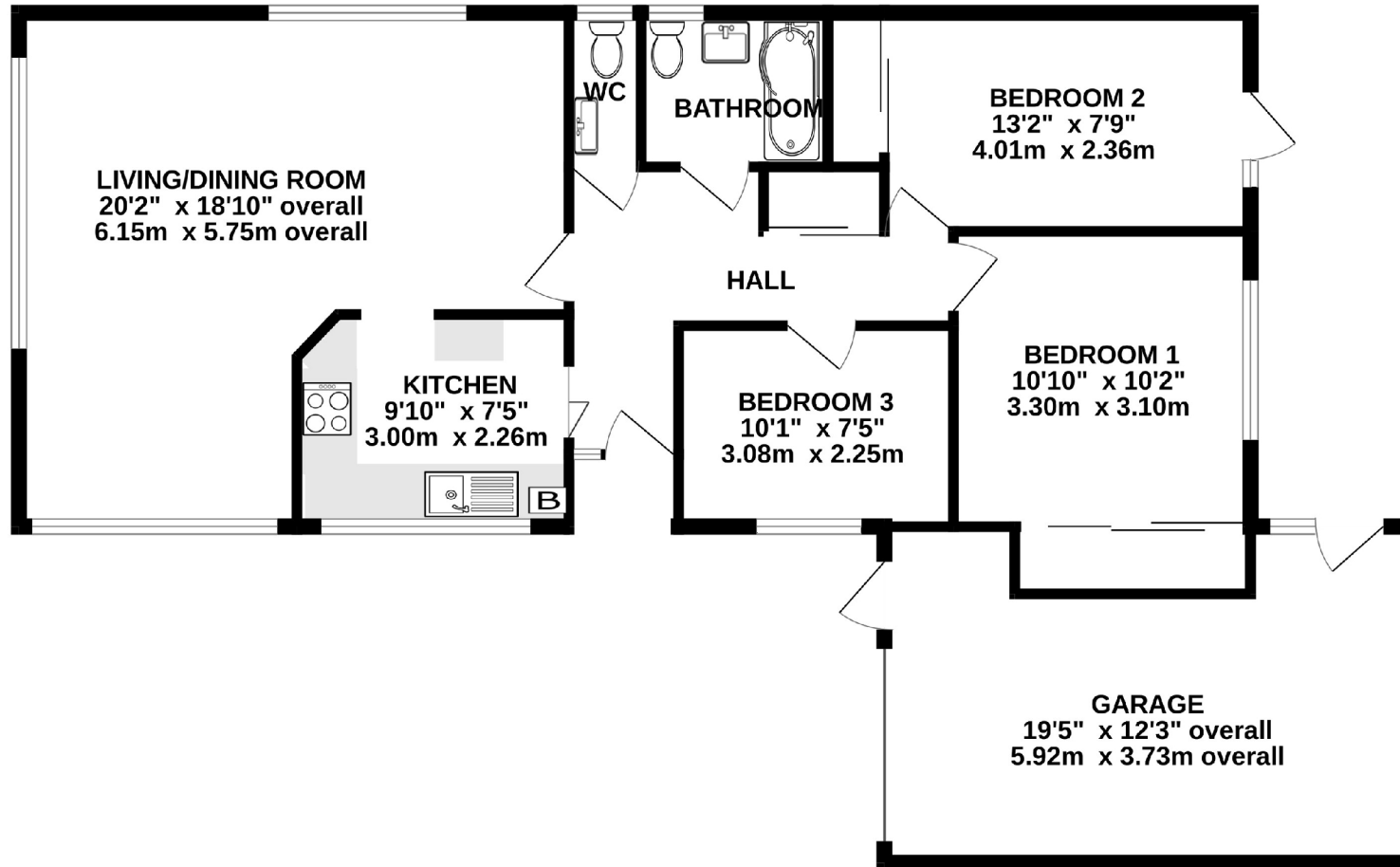


Externally, there is an open plan frontage laid to lawn with a generous block paved driveway leading to the attached garage with an up and over door and double glazed door at the front, power, light, gas and electric meters, modern wall mounted electric consumer unit and a double glazed door with flank double glazed window to the side, providing access into the rear garden, which is laid to lawn with well stocked established borders, a gravel pathway/sitting area, paved sun terrace and area laid to artificial grass.

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GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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