



10 Mill Park Road,
Bognor Regis | West Sussex | PO21 3NZ

Guide Price £225,000
FREEHOLD

10 Mill Park Road,

Bognor Regis | West Sussex | PO21 3NZ

NO225 - 12/25

Features

- Semi-Detached House
- Requiring Remedial Repairs
- Cul-de-sac Setting
- Three Bedrooms
- Garage In Adjacent Block
- No Onward Chain
- 975 Sq Ft / 90.6 Sq M

Current EPC Rating: D (61)

Council Tax: Band C £2,053.10 p.a. (Arun District Council / Pagham 2025-2026)

Situated in a popular non through road in a favoured residential location on the western fringe of Bognor Regis, this semi-detached family home unfortunately requires remedial repairs. The accommodation comprises: entrance lobby, cloakroom/w.c, dual aspect living room, rear kitchen/diner, double glazed conservatory, first floor landing, three bedrooms and family bathroom. The property also offers double glazing, a gas heating system via radiators, a westerly rear garden with brick store and a garage in an adjacent block.

The double glazed front door leads an entrance lobby with a radiator and cupboard housing the gas and electric meters, along with the wall mounted consumer unit. A glazed door leads from the lobby into the living room, while a sliding door leads into the ground floor cloakroom which has an obscure double glazed window to the front, low level wc and wash basin with storage cupboard under.

The living room is a good size dual aspect room positioned at the front of the property, with double glazed windows to the front and side, along with a large radiator, a feature brick fireplace with gas stove/burner and an open plan staircase to the first floor with handrail/balustrade. An archway to the rear leads from the living room through to the full width open plan kitchen/diner which requires a new ceiling, albeit there are a range of fitted units and work surfaces, 1 1/2 bowl single drainer sink unit with mixer tap, integrated electric hob with hood over and double oven/grill under, space and plumbing for a washing machine and a slimline dishwasher, cupboard housing the floor standing 'Potterton Kingfisher II' gas boiler, a double glazed window to the rear, space for a table and chairs and a large radiator. Double glazed French doors lead from the dining area to the rear into the adjoining double glazed conservatory, which in turn provides access into the rear garden.



The first floor landing requires a replacement ceiling and has an access hatch to the loft space, along with a built-in airing cupboard housing the lagged hot water cylinder. Doors from the landing lead to the three bedrooms and the family bathroom.

Bedroom 1 is positioned at the rear of the property with a double glazed window overlooking the westerly rear garden, a radiator and a useful built-in wardrobe/storage cupboard. Bedroom 2 has a double glazed window to the front, a radiator and a built-in wardrobe/storage cupboard, while Bedroom 3 is a dual aspect room positioned at the front with double glazed windows to the front and side, a radiator and further built-in storage cupboard. The family bathroom has a panel bath with shower over and fitted shower screen, pedestal wash basin, close coupled wc, ladder style heated towel rail and an obscure double glazed window to the rear.

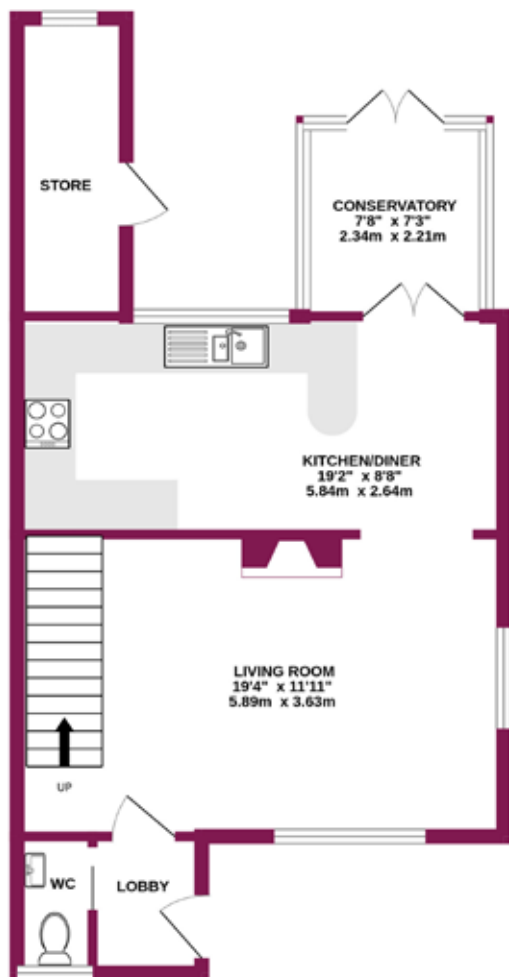
Externally, there is an open plan frontage with pathway leading to the front door and gate leading to the side to a pathway to the rear garden. The westerly rear garden is well stocked with an array of established plants, shrubs and trees providing screening from neighbouring properties. Adjoining the property, at the rear, is a useful brick store measuring 11' 10" x 4' 4" (internally) with a window at the rear.

The property also has the benefit of a garage, with up and over door, situated in the adjacent block, along with on street parking.

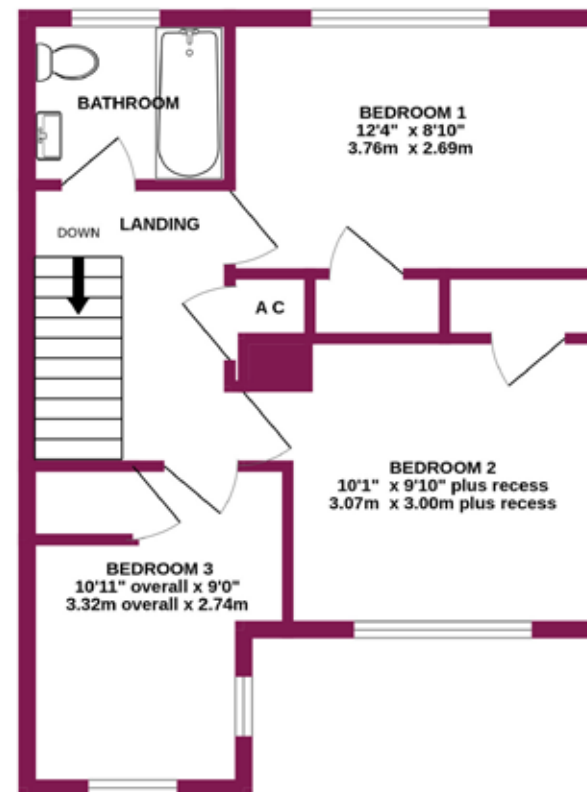
N.B This property has suffered from structural movement and water damage. The sellers will be supplying a Certificate of Structural Adequacy (CSA).



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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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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.