



15 Millview Close | Mill Farm | Nyetimber | West Sussex | PO21 3UF

Guide Price £200,000

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JUST BUNGALOWS

15 Millview Close

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RE200-03/26

- 42' x 20' Home seeker Everest 1996 Park Home
- Highly Sought After Residential Site
- Close To Local Amenities & Bus Routes
- 2 Bedrooms, Principal With En-suite Shower Room
- Open Plan Living/Dining Room With Twin Bays
- Generous Kitchen & Main Bathroom (2 wcs)
- Double Glazing & Mains Gas Heating (Radiators)
- Age Restricted Site To Those Over 40 Years
- No Onward Chain
- 842.4 Sq Ft / 78.3 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 1996 park home is offered for sale with no onward chain.

The incredibly bright and airy accommodation comprises an L-shaped entrance hall with built-in storage cupboards, generous open plan living/dining room, good size kitchen, principal bedroom with en-suite shower room, second guest double bedroom and a further bathroom providing a second 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 garden with purpose built store.

The front door opens into a welcoming entrance hall with two useful built-in storage cupboards and access hatch to the roof space. Double casement style doors lead into the living/dining room, while further doors lead to the two bedrooms and bathroom, along with a doorway to the kitchen.

The kitchen is of a good size with fitted units and work surfaces, 4 burner gas hob with hood over, eye level integrated oven, recess for a free standing fridge/freezer, space and plumbing for a washing machine and dryer, along with a window and double glazed door to the rear, cupboard housing the wall mounted Vaillant gas combination boiler and a serving hatch through to the dining area.

The living/dining room is a generous bright and airy room with two feature bay windows to the side and window to the front, along with a feature Adams style fireplace with fitted gas fire (not tested) and a serving hatch through to the kitchen.

Bedroom 1 has a comprehensive range of fitted bedroom furniture, a window to the side and door to the adjoining en-suite shower room, with a shower enclosure and fitted shower, wash basin, wc and window to the side. Bedroom 2 has a window to the side and further fitted bedroom furniture. The bathroom boasts a coloured suite of bath, wc and wash basin, along with a window to the front.

Externally, there is a block paved hard stand providing on-site parking, while the walled rear garden is accessed via a metal gate and is paved for ease of maintenance with mature hedging and shrubs, along with a purpose built store.





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)

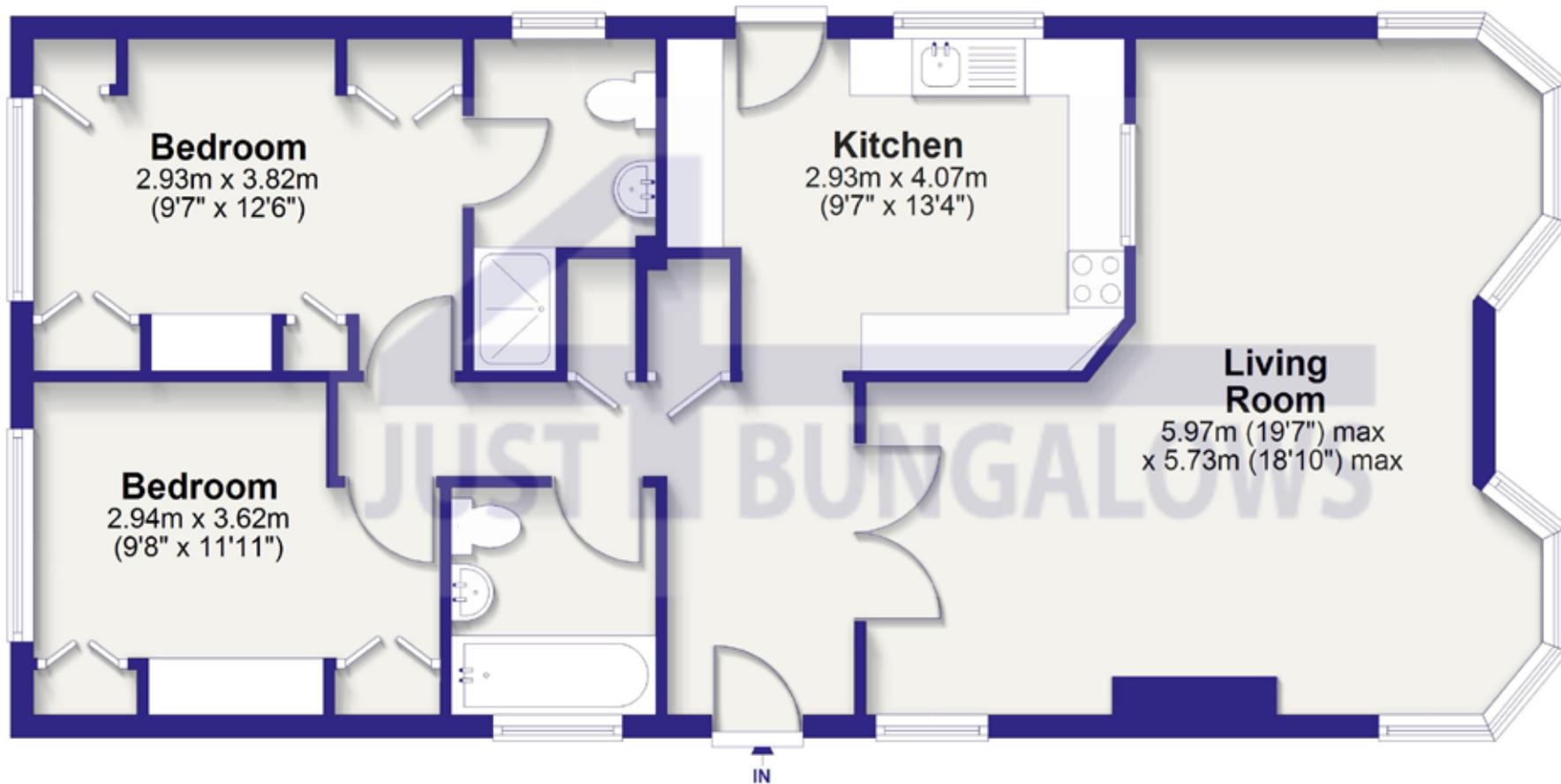
NB: Upon entering the site we ask that you please respect the speed limit for the safety of the residents.

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

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Ground Floor

Approx. 78.3 sq. metres (842.4 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)

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