



WHITLOCKS
ESTATE AGENTS

Mallard Crescent, Pagham, Bognor Regis

Guide Price £325,000



This well-presented three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for comfortable single-level living.

At the heart of the home is an impressive reception and dining room, providing a bright and welcoming space for both relaxing and entertaining, with direct access to the garden. The fitted kitchen offers practical workspace and storage, conveniently positioned alongside the main living area.

The property features three well-proportioned bedrooms, offering flexibility for family living, guest accommodation or home working. A modern bathroom is complemented by a separate WC for added convenience.

Further benefits include gas central heating, double glazing throughout and a well-balanced layout designed for practical everyday living.

Outside, the property benefits from a detached garage, private driveway parking and enclosed outdoor space.

Situated in a popular residential location close to local amenities, transport links and the seafront, this attractive bungalow offers excellent potential for a range of buyers. Early viewing is highly recommended.



- Three-bedroom detached bungalow
- Well-balanced single-level layout
- Spacious reception/dining room
- Fitted kitchen with ample storage
- Modern Bathroom
- Separate WC
- Detached garage
- Driveway parking
- Close to local amenities and transport links
- Convenient location near the seafront

Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, Amusements and a Yacht Club and is a short walk away from St Thomas A 'Becket Church. The Shopping Parade consists of a range of amenities including Convenience Stores, a Doctors Surgery, a Chemist, an Opticians, Bus Links to Bognor Regis and Chichester Town Centre and many more. Local 16th and 18th century Pubs can be found nearby in Nyetimber Village less than half a mile away.

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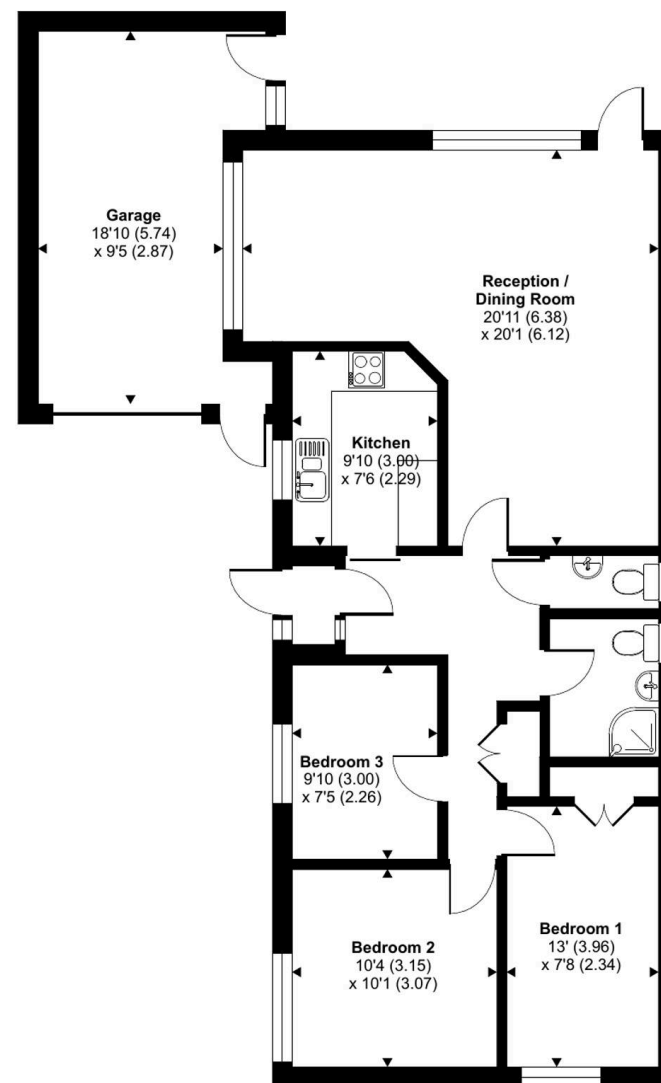
Mallard Crescent, Bognor Regis, PO21

Approximate Area = 881 sq ft / 81.8 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1073 sq ft / 99.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Whitlocks Estate Agents. REF: 1447249





Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: