



W
WHITLOCKS
FOR SALE
01243 262 747

WHITLOCKS
ESTATE AGENTS

Mallard Crescent, Bognor Regis
Guide Price £315,000



Presenting this beautifully maintained detached home, offering spacious and versatile accommodation in a sought-after residential location.

The property features a bright and generous living/dining room, creating an ideal space for both relaxing and entertaining, with parquet flooring beneath the existing carpet offering exciting potential to restore a classic character feature. A well-appointed fitted kitchen provides ample storage and workspace, while the conservatory to the rear offers an additional reception area overlooking the garden.

There are two well-proportioned bedrooms, including a particularly spacious principal bedroom, alongside a modern bathroom fitted with both bath and shower facilities.

Further benefits include gas central heating, double glazing throughout and a well-maintained interior, allowing the property to be enjoyed immediately while still offering scope for personalisation.

Outside, the home continues to impress with a detached garage, private driveway and useful outbuildings providing excellent storage, workshop or hobby space.

Conveniently located close to local amenities, transport links and the seafront, this attractive bungalow offers comfortable and practical living in a highly desirable area. Early viewing is highly recommended.



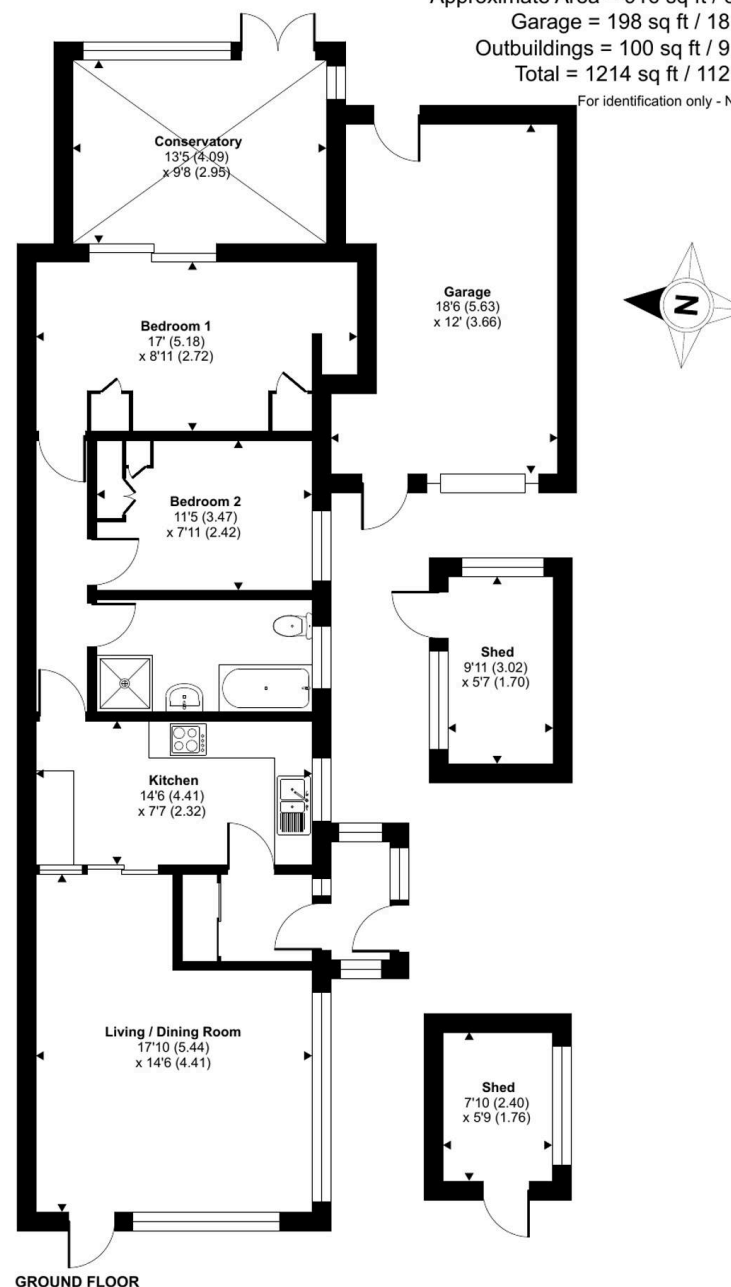
Pagham is a quaint, seaside Village famously known for its quirky railway carriages and holiday makers. Located to the west and away from the hustle of the main resort Town. The Sea Front, Harbour and Nature Reserve offer a variety of walks and wildlife. The Beach area has the added benefit of a Café, 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.

Whitlock Estate Agents Limited trading as Whitlocks Estate Agents for themselves and for the vendor or lessors of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Whitlocks Estate Agents or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Whitlocks Estate Agents or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used.

Mallard Crescent, Bognor Regis, PO21

Approximate Area = 916 sq ft / 85 sq m
 Garage = 198 sq ft / 18.3 sq m
 Outbuildings = 100 sq ft / 9.2 sq m
 Total = 1214 sq ft / 112.5 sq m

For identification only - Not to scale



GROUND FLOOR



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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: