

Ivy Crescent, Bognor Regis

ASKING PRICE £325,000



- A Superb Three Bedroom Family Home
- Good Decorative Order
- Highly Sought After Position In Bognor Regis
- Excellent Local Schools Nearby
- Sunny Rear Garden

# Ivy Crescent, Bognor Regis, West Sussex, PO22 8AB



Introducing a fantastic opportunity to own a charming three-bedroom end-of-terrace house located in the vibrant town of Aldwick in Bognor Regis. This property offers a comfortable and inviting living space, perfect for families or those looking for a cosy home.

As you enter the house, you will find a separate kitchen, providing a functional and well-equipped space for culinary endeavours. An open-plan lounge diner at the back of the house creates a spacious and versatile area for relaxation and entertaining. The lounge diner features doors that lead out onto a sunny rear garden, which is half lawned and half patio. This outdoor space is perfect for enjoying the sunshine, hosting gatherings, or simply unwinding in a peaceful environment. Moving upstairs, you will discover two double bedrooms and a single bedroom. These well-proportioned bedrooms offer ample space and natural light, providing comfortable and private retreats for family members or guests.

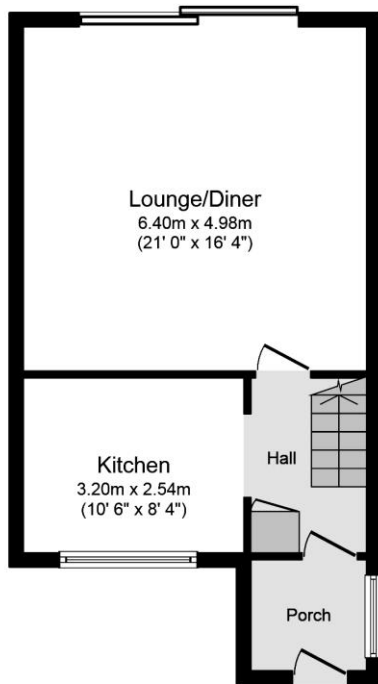
Additionally, located off the landing is a modern family bathroom, equipped with all the necessary fixtures and fittings for your convenience. One notable feature of this property is its potential for a loft conversion, (subject to planning permission). This presents an exciting opportunity to expand the living space and create an additional room, such as a home office, playroom, or even a master suite, adding further value to the property. Situated in the vibrant town of Bognor Regis, this property offers a range of amenities, including shops, restaurants, and recreational facilities. The town is also known for its beautiful coastline, providing opportunities for seaside walks and leisure activities.



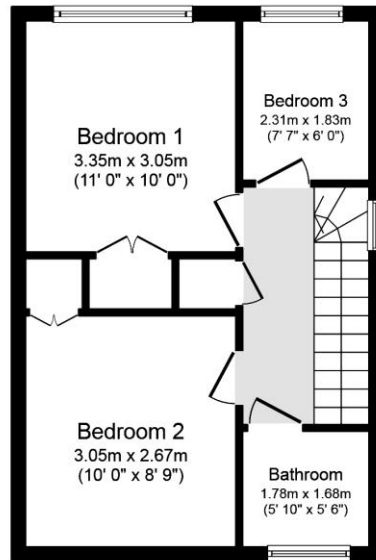
## Picture this...

Why not take a short ride into town and really soak up Bognor Regis cosmopolitan atmosphere by exploring around the wide range of bars, restaurants and shops on offer.

This town really is known for its entertainment and lifestyle. Alternatively, just imagine taking a short stroll round the corner to the abundant array of Supermarkets close by to make a perfect home-cooked meal to be enjoyed by the whole family in your spacious dining room.



Ground Floor



First Floor

Total floor area 79.0 sq. m. (850 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Plan produced for Purple Bricks. Powered by PropertyBOX

## Accommodation

### GROUND FLOOR

PORCH

ENTRANCE HALLWAY

LOUNGE/DINER  
21' 0" x 16' 4" (5.40m x 4.98m)

KITCHEN  
10' 6" x 8' 4" (3.20m x 2.54m)

### FIRST FLOOR

BEDROOM ONE  
11' 0" x 10' 0" (3.35m x 3.05m)

BEDROOM TWO  
10' 0" x 8' 9" (3.05m x 2.67m)

BEDROOM THREE  
7' 7" x 6' 0" (2.31m x 1.89m)

BATHROOM

### OUTSIDE

REAR GARDEN





## What to do next

If you would like to see this property internally, then please call Tel 01243 624637 or email us on [info@soloestates.co.uk](mailto:info@soloestates.co.uk) and we can arrange an appointment for you to view.

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.helptobuy.org.uk](http://www.helptobuy.org.uk)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- <http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

## Solomons Estate Agents

**01243 624 637**

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