



15 Ivydale Road, Bognor Regis

A chalet style bungalow which would benefit from some modernisation and improvement.



- ▶ **Extended Detached Chalet Bungalow**
- ▶ **Refitted Kitchen and Utility**
- ▶ **Three Double Bedrooms**
- ▶ **Driveway leading to a Detached Garage**
- ▶ **No Forward Chain**
- ▶ **Sitting Room**
- ▶ **Family/Dining Room**
- ▶ **Ground Floor Bathroom and WC**
- ▶ **Two Informal Loft Rooms**
- ▶ **Convenient Location for Local Schools**

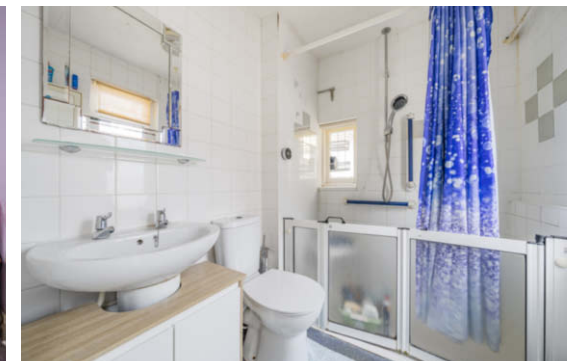
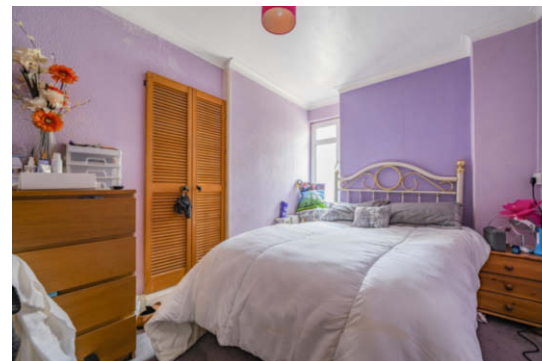
A viewing is thoroughly recommended to appreciate the location, spacious accommodation and the potential for improvement.

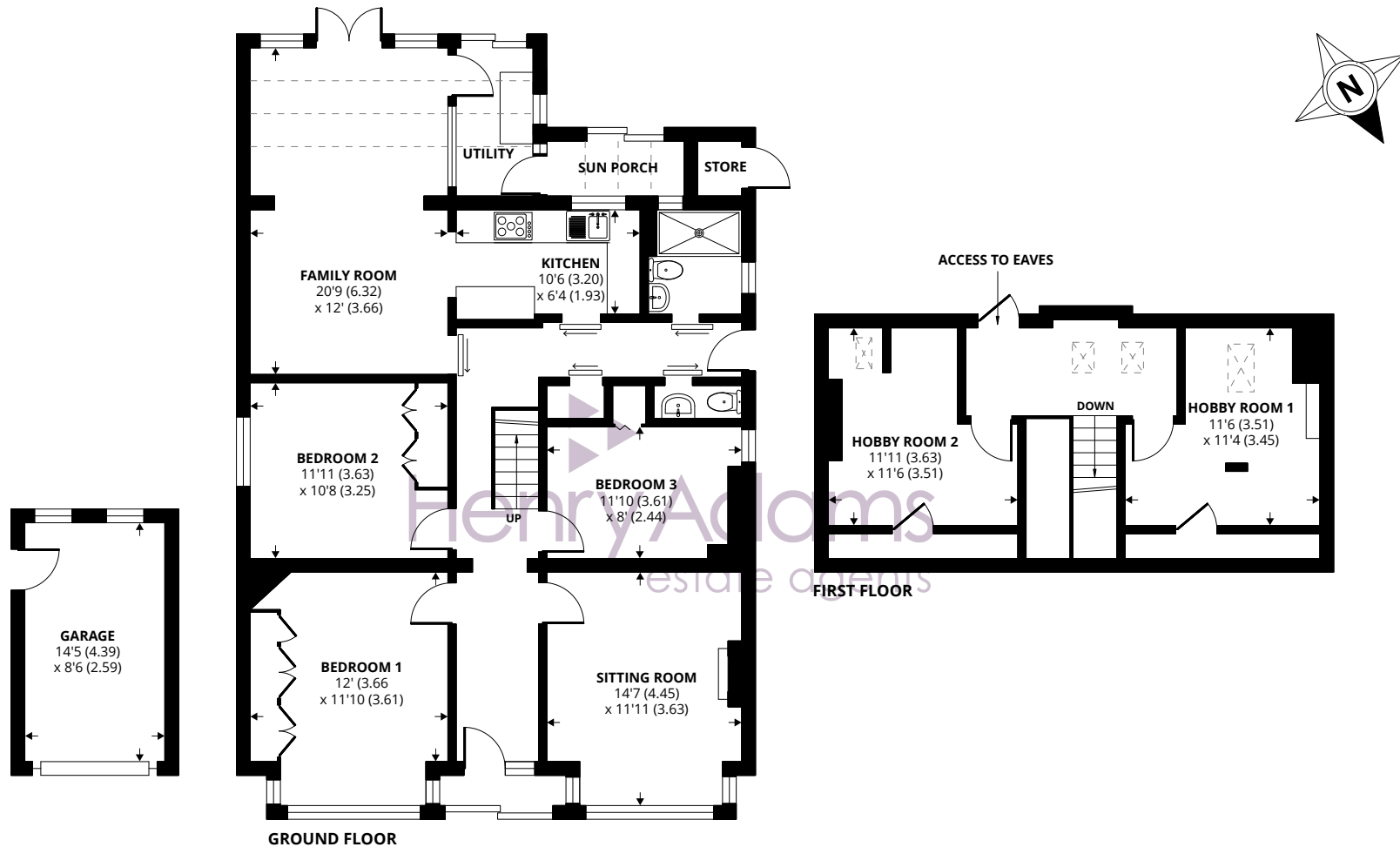
The accommodation briefly comprises entrance porch leading to the entrance hallway with stairs to the two informal loft rooms, sitting room with feature fireplace and bay window. Principal bedroom with fitted wardrobes and bay window. There are two further double bedrooms, a wet room style shower room with basin and WC plus an additional WC. The fitted galley style kitchen has a gas hob with stainless steel extraction fan and eye-level double oven and is open plan to the family/dining room with patio doors to the decking. There is a utility room.

The first floor comprises landing with eaves storage and two informal loft rooms.

The rear garden has a raised deck adjacent to the property, lawned area, garage, and sheds. There is a sun porch and store cupboard.

Council Tax Band: D





Approximate Area = 1698 sq ft / 157.7 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1821 sq ft / 169.1 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The property is situated on the outskirts of the seaside town of Bognor Regis with its renowned award winning beach, the pier, the promenade and the precinct shopping facilities. The mainline railway station is within walking distance with services to London Victoria and the South Coast.

What3words ///sparks.chill.punch

30/04/24

