



**Ivy Lane,BOGNOR REGIS PO22 8AA**



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**Ivy Lane, BOGNOR REGIS**

Fox and Sons are thrilled to bring to market this attractive three-bedroom semi-detached home in central location. Boasting an exceptional large rear conservatory and character features. This is a must view!



This well-presented, characterful three-bedroom semi-detached house is ideally positioned in a central location, close to local shops, bus services, and schools. Offering spacious and well-proportioned accommodation throughout, it blends traditional charm with modern updates.

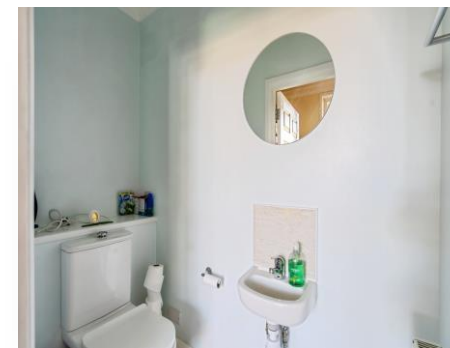
The ground floor features a welcoming entrance hall with original stripped floorboards, a bright living room with bay window and shutters, and a stylish, well-equipped kitchen with integrated AEG induction hob, larder cupboard, and space for appliances. A handy cloakroom adds everyday convenience.

Double doors lead from the kitchen to a large, insulated-roof conservatory with a feature gable end window-perfect as a second lounge, dining room, or playroom, with direct access to the rear garden.

Upstairs, there are three good-sized bedrooms and a contemporary wet room with full-height tiling, recessed lighting, and a heated towel rail. The loft is accessible via a pull-down ladder, offering additional storage space.

Outside, the enclosed rear garden is low-maintenance and includes a full-width raised deck ideal for outdoor dining and entertaining. A gated side entrance adds further practicality.

Freehold. Internal viewing highly recommended.



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## Ivy Lane, BOGNOR REGIS

- CENTRAL LOCATION
- PRIME LOCATION FOR TRASPORT LINKS
- CLOSE TO LOCAL AMENATIES
- WELL PROPORTIONED ROOMS
- CHARACTER STYLE

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRG107531 - 0003

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