



Ivydale Road, Bognor Regis, PO21 5LX £2,550 PCM

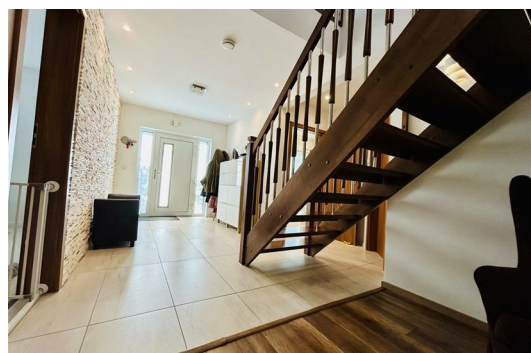
***AVAILABLE NOW!!!** PS&B are proud to offer this stunning 4 bedroom detached house, nestled in the charming Ivydale Road in Bognor Regis, offering a blend of modern living and spacious comfort. Built in 2017, the property spans an impressive 1,496 square feet, providing ample room for families or those seeking a little extra space.

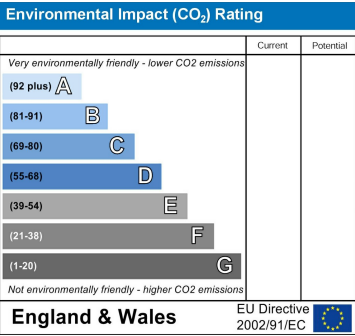
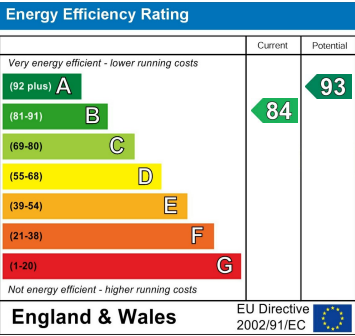
You are greeted by a welcoming entrance hall that flows seamlessly into an open-plan living area, ideal for both relaxation and entertaining, a downstairs shower room, utility room, and fourth bedroom or office/study, for those who work from home. The contemporary design ensures that natural light floods in, creating a warm and inviting atmosphere. The heart of the home features a well-appointed kitchen that is perfect for culinary enthusiasts, allowing for easy interaction with family and guests.

This delightful residence boasts a luxurious walk-in dressing room that adds a touch of elegance to the master bedroom, with en-suite shower room. Further benefiting from two double bedrooms on the first floor and a family bathroom. The highlight and impressive feature of this property is the relaxation area on the first floor, currently used as a musical and tranquil space.

The property also benefits from a spacious rear garden and parking at the front for up to three vehicles, ensuring convenience for residents and visitors alike.

Council Tax Band D (£2421.42pa approx) EPC B





VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 040

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent