



Bell & Blake
SALES & LETTINGS

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

Monthly Rental Of £1,500

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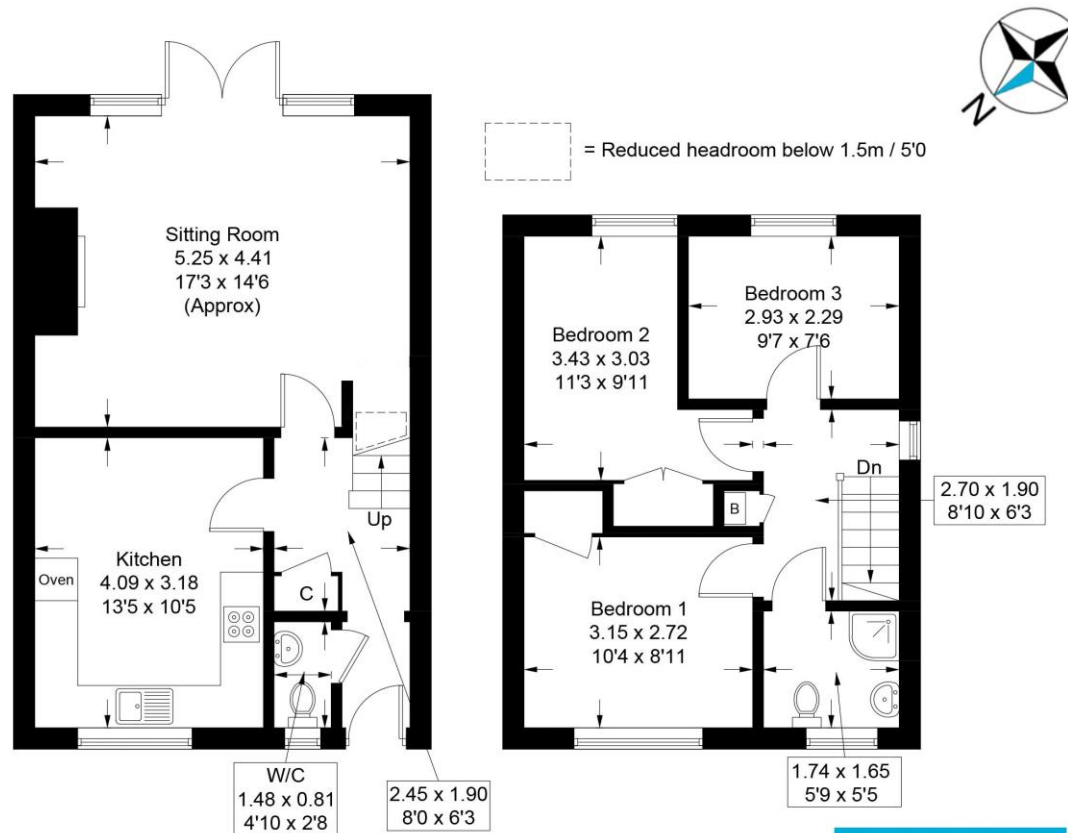


- › Extended end terrace house
- › 3 Bedrooms
- › Shower room
- › Downstairs WC
- › Lounge diner
- › Low maintenance rear garden
- › Kitchen diner

This well presented end terraced house is conveniently located, with the university, superstores, hospital, Hotham park, train station and town centre just a short walk away. The property has 3 bedrooms and a shower room to the first floor, then a fitted kitchen, downstairs WC and lounge diner to the ground floor.

Council Tax Band: B





Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 45.8 sq m / 493 sq ft
First Floor = 36.5 sq m / 393 sq ft
Total = 82.3 sq m / 886 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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