

36 Ivy Crescent, Bognor Regis

Guide Price £350,000

Henry Adams
estate agents



36 Ivy Crescent

- Semi-detached Chalet Bungalow
- Significantly Extended
- Immaculate Condition Throughout
- Orangery
- Kitchen/Breakfast Room
- Two Spacious Bedrooms
- Option for Bedroom Three/Reception Two
- Two Bathrooms
- Large Garage
- Storage Room
- Off-street Parking for at least Two Cars

This beautifully presented three bedroom semi-detached chalet bungalow offers an exceptional standard of accommodation, having been significantly extended and maintained in immaculate condition throughout.

The property welcomes you with a spacious and lovely entrance hall, with excellent storage space, leading to a versatile layout that includes two generously proportioned double bedrooms, complemented by a third bedroom that can alternatively serve as a second reception room to suit your lifestyle needs and a further 'snug' leading to the Orangery. The property benefits from two modern bathrooms, providing convenience and comfort for both residents and guests. The heart of the home is a well-appointed kitchen/breakfast room, thoughtfully designed with ample storage and workspace, making it ideal for everyday family living and entertaining.

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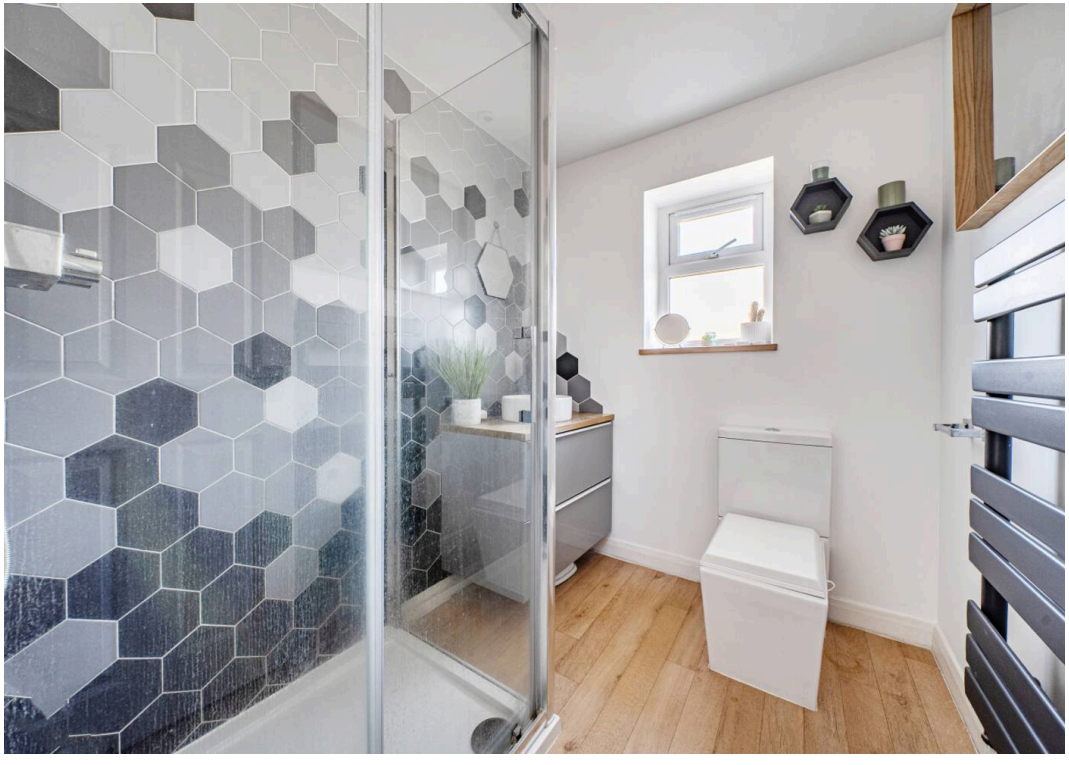














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Approximate Area = 1130 sq ft / 104.9 sq m
Limited Use Area(s) = 112 sq ft / 10.4 sq m
Garage = 148 sq ft / 13.7 sq m
Outbuilding = 74 sq ft / 6.8 sq m
Total = 1464 sq ft / 135.8 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Another highlight of the property is the substantial Orangery style room, which provides an additional living area filled with natural light and offers flexibility for a variety of uses, whether as a dining space, relaxation area or play room. This opens onto a southerly facing garden which is landscaped and includes a gazebo and entertaining area.

Further enhancing the practicality of the home, there is a large garage offering secure parking or excellent storage options, as well as a separate storage room for added organisational space. The property also boasts a newly completed long driveway along the side of the house, including an electric car charger, ensuring convenience for both homeowners and visitors. Attention to detail is evident throughout, with high quality finishes and tasteful décor creating a welcoming and contemporary environment. This impressive bungalow is ideally suited for families, downsizers or anyone seeking a spacious and adaptable home in pristine condition.

The property occupies a popular residential location to the north-east of Bognor Regis town centre. Local schools are situated within a quarter of a mile, whilst Bognor Regis town centre and the mainline railway station are located within approximately two miles with direct links into London Victoria. The extensive out-of-town shopping facilities in Bersted including Marks & Spencer's, Next, Tesco and Sainsbury's are within walking distance.

What3Words ///nobody.awake.deaf

Tenure: Freehold & Council Tax band: C

EPC Energy Efficiency Rating: C









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