







1 Ivy Lane

Shripney, Bognor Regis, PO22 8AA

Situated in Ivy Lane, Shripney, Bognor Regis, this delightful property offers a perfect blend of character and modern living. The property benefits from a welcoming entrance porch that leads into a spacious hallway, complete with two handy storage cupboards. The living room has a feature fireplace with electric fire, plus bay window overlooking the front of the property, filling the space with natural light. The dining area has an additional fireplace with log-burner and seamlessly flows into the kitchen, which is complemented by a utility area, access doors to both rear garden and side path to front of property, and a convenient cloakroom. Doors from the dining area lead to the large conservatory which has patio doors opening onto the rear garden. The first floor comprises three well-proportioned bedrooms, two of which benefit from built-in cupboards, ensuring ample storage, and the family bathroom, equipped with shower over bath, serves this level perfectly. On the second floor, there is a spacious suite that includes a generous double bedroom with built-in cupboard and an ensuite bathroom. Outside, to the front is a neat paved seating area, whist the rear garden has mature shrub borders, raised flower beds and sizeable patio area, perfect for outdoor gatherings or relaxation. Additionally, there is a single garage in a separate block. Located a short distance from local schools, shops, amenities, Bognor Regis mainline train station, town centre, beach and bus routes. EPC - E. Council Tax Band - D. Tenure - freehold.

£390,000

The Property Ombudsman
APPROVED CODE

1 Ivy Lane

Shripney, Bognor Regis, PO22 8AA

4 2 3 E

- Detached character house
- 4 bedrooms
- Kitchen plus utility area
- Dining room
- Living room
- Conservatory
- Family bathroom
- Ensuite bathroom
- Cloakroom
- Garage in separate block

Porch
6'0" x 2'0" (1.83 x 0.62)

Hallway
6'3" x 10'10" (1.91 x 3.32)

Living room
11'4" x 14'6" (3.46 x 4.42)

Kitchen
6'2" x 15'7" (1.89 x 4.76)

Dining area
9'5" x 9'8" (2.89 x 2.95)

Conservatory
13'2" x 16'5" (4.03 x 5.01)

Cloakroom
2'3" x 6'7" (0.71 x 2.03)

First-floor Bedroom 2
10'3" x 9'2" (3.14 x 2.81)

First-floor Bedroom 3
8'7" x 8'11" (2.62 x 2.73)

First-floor Bedroom 4
7'10" x 9'3" (2.40 x 2.84)

First-floor Bathroom
7'11" x 5'7" (2.42 x 1.72)

Second-floor Bedroom 1
12'9" x 15'7" (3.91 x 4.75)

Second-floor Ensuite
6'5" x 6'7" (1.96 x 2.02)



Directions

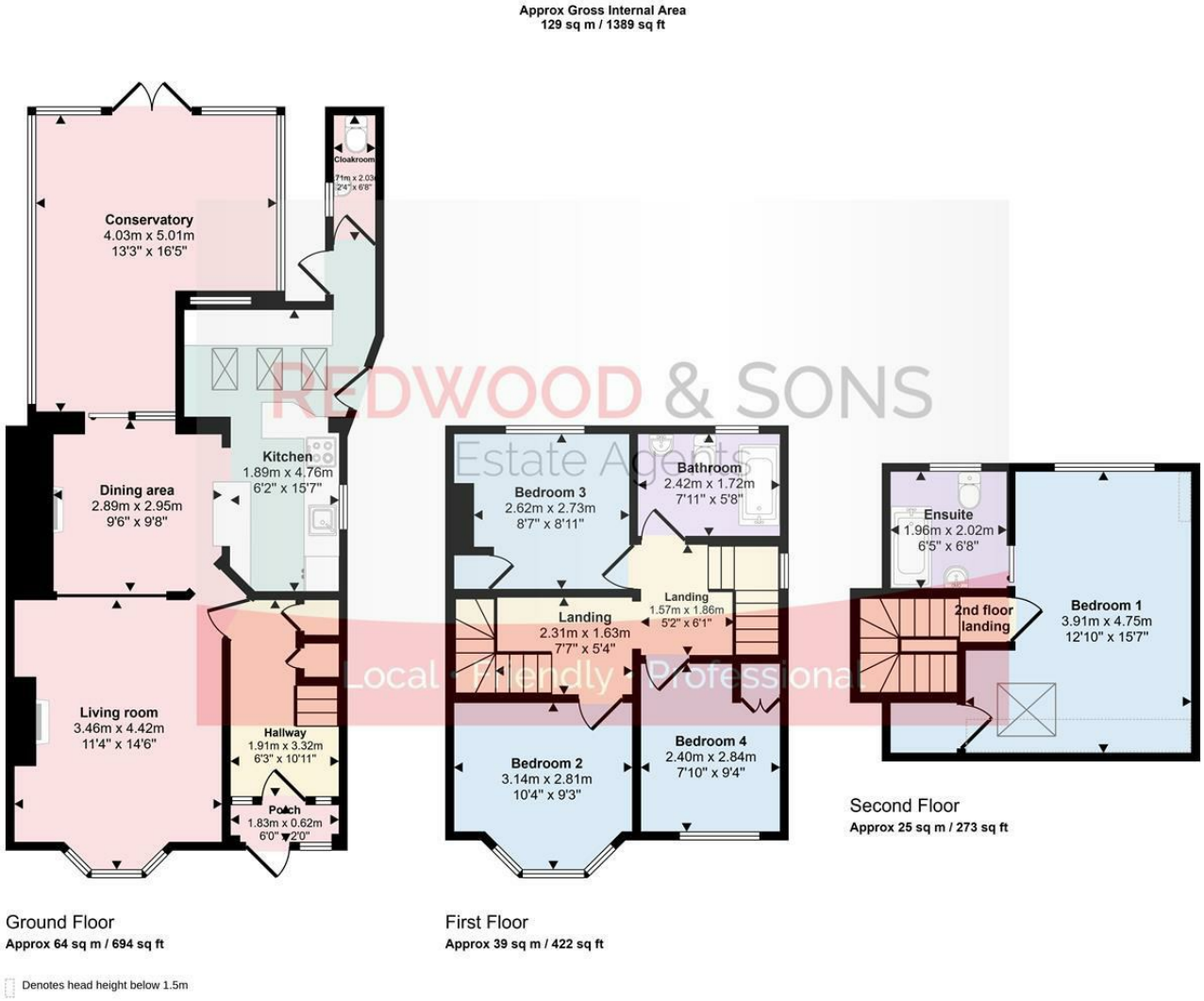








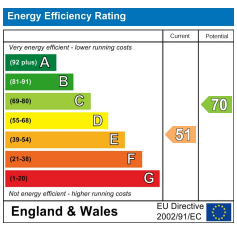

Floor Plan

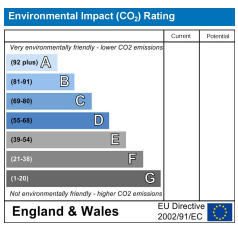


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





36 Barnham Road, Barnham, West Sussex, PO22 0ES
01243 551122 office@redwoodandsons.co.uk https://www.redwoodandsons.co.uk

Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)