



**Price**  
**£290,000**

**Freehold**

3x  1x  2x 

**Ivy Lane, Bognor Regis,  
West Sussex PO22**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Sunny aspect private rear garden
- Re-fitted bathroom
- The vendor advises that the boiler has been recently replaced
- Shopping outlets nearby
- Mainline railway station in town centre

## Accommodation

### GROUND FLOOR

Porch  
Hall  
Kitchen: 10'1 x 8'1 (3.08m x 2.47m)  
Lounge: 16'7 at widest point x 14'7 at widest point (5.06m x 4.45m)  
Conservatory: 15'11 x 11'9 (4.85m x 3.58m)

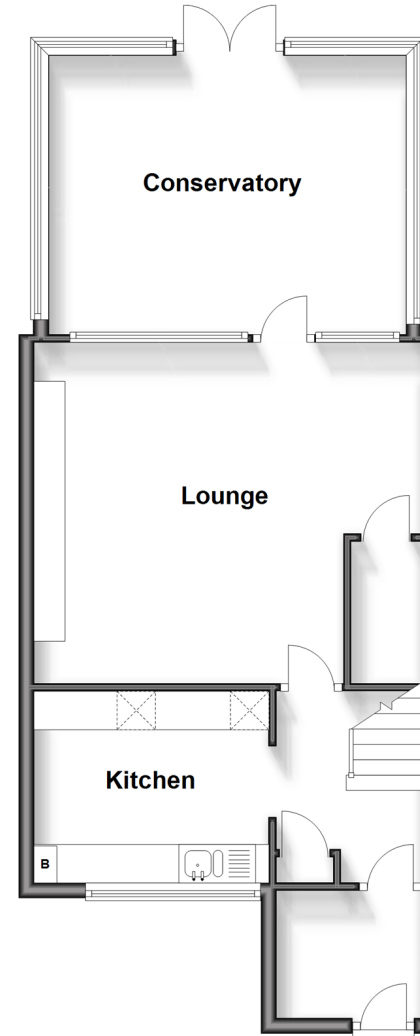
### FIRST FLOOR

Landing  
Bedroom 1: 11'5 x 10'5 (3.48m x 3.18m)  
Bedroom 2: 10'5 x 9'1 (3.18m x 2.77m)  
Bedroom 3: 8'2 x 6'1 (2.49m x 1.86m)  
Bathroom

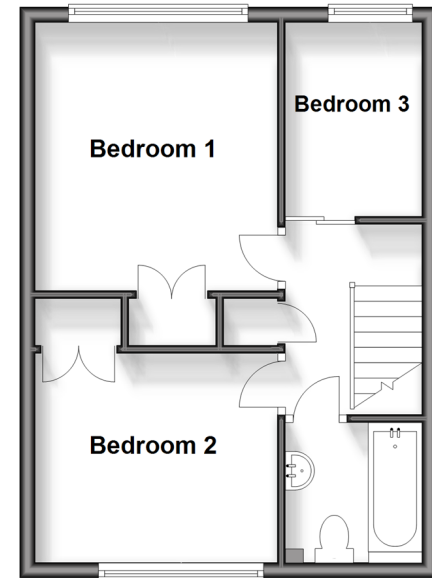
### OUTSIDE

Front Garden  
Off Street Parking  
Rear Garden

**Ground Floor**  
Approx. 56.1 sq. metres (603.9 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (381.2 sq. feet)



**Call Bognor - 01243 867632 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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