



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)

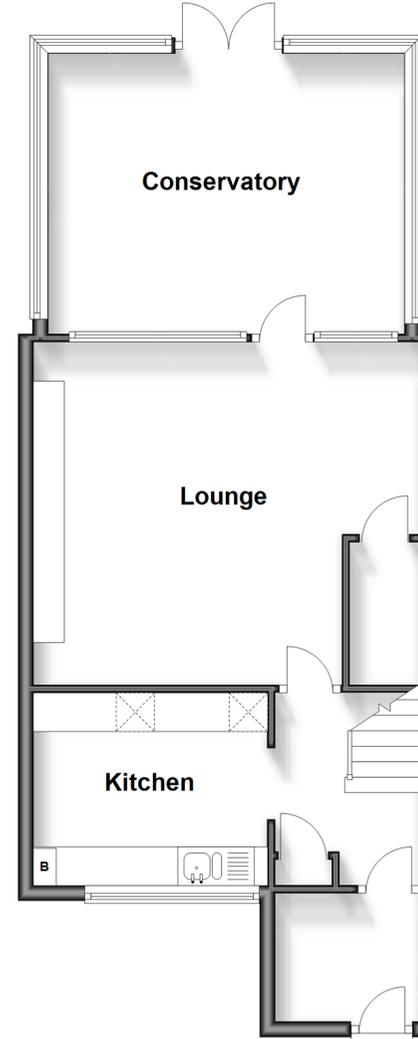
FIRST FLOOR

- 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

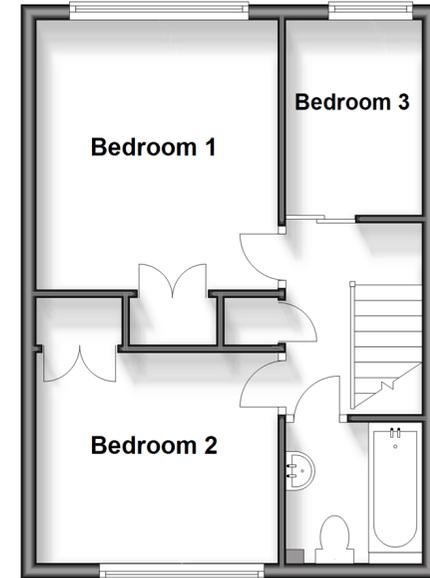
OUTSIDE

- 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.



40204475/20240326/GS1/SC