



Clarkes

Estate Agents & Lettings Agents

Asking Price Of
£450,000
Freehold

Ivydale Road , Bognor Regis, PO21 5LY



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	77

England, Scotland & Wales EU Directive 2002/91/EC

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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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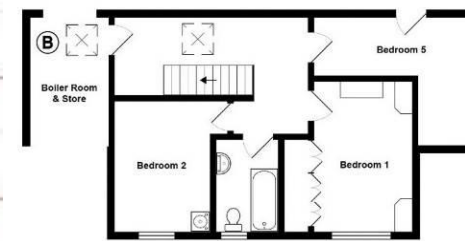
- Spacious Detached Chalet
- Flexible Accommodation
- 4/5 Bedrooms
- Kitchen/Breakfast Room
- Dining Room & Utility Room
- Garage & Off Road Parking



Accommodation

Ground Floor

Porch: 7' 1" x 4' 11" (2.17m x 1.52m)
 Sitting Room: 15' 1" x 12' 0" (4.60m x 3.66m)
 Kitchen: 12' 10" x 11' 11" (3.92m x 3.64m)
 Utility Room: 7' 5" x 14' 11" (2.28m x 4.57m)
 Dining Room: 12' 11" x 11' 11" (3.95m x 3.64m)
 Bedroom 3: 14' 4" x 11' 10" (4.39m x 3.63m)
 Bedroom 4: 10' 0" x 10' 5" (3.07m x 3.19m)
 Shower Room: 5' 11" x 7' 6" (1.81m x 2.30m)



Total Area: 52.8 m² ... 568 ft²
 All measurements are approximate and for display purposes only.

First Floor

Bedroom 2: 10' 7" x 9' 1" (3.25m x 2.78m)
 Bedroom 1: 12' 7" x 10' 7" (3.84m x 3.23m)
 Bedroom 5: 10' 7" x 12' 11" (3.24m x 3.96m)
 Bathroom: 7' 6" x 5' 0" (2.31m x 1.54m)
 Boiler Cupboard: 10' 5" x 6' 5" (3.18m x 1.98m)

Garage: 15' 11" x 8' 1" (4.87m x 2.48m)

Council Tax Band: D



Total Area: 112.6 m² ... 1212 ft²
 All measurements are approximate and for display purposes only.
 Floorplans created by Clarke Estates 01243 851344

What the agent says... “,”

This spacious detached chalet, with a garage and secluded wrap around gardens, is conveniently located for local schools, pharmacy and a Co-op convenience store. Further amenities can be found around 1 mile away in Bognor Regis' town centre which boasts numerous high street shops, larger supermarkets and a mainline train station. The property is believed to have been built circa 1950's and extended in the 1980's to add the first floor.

The accommodation comprises an entrance porch leading into the central hallway. The downstairs accommodation is very flexible with two ground floor bedrooms and two reception rooms, but these could clearly be put to a variety of uses depending on your needs. The sitting room and adjacent bedroom/ reception room both benefit from bay windows with the former having French doors leading out onto a decking area. There is a generous kitchen, which has space for a breakfast table and an adjacent dining room, with patio doors. There is a separate utility room, with front and rear doors and a downstairs shower room.

To the first floor, the landing leads to three further bedrooms, a family bathroom and a large boiler cupboard. The principal bedroom is a double and has a range of fitted wardrobes and other fitted furniture. The second bedroom is also a double and has a vanity sink. The third bedroom is an L-shaped

room, which would accommodate a single bed or would be useful as a hobbies room. Eaves storage can be accessed from several places upstairs.

Externally, there is a garage and parking in front for two vehicles. It sits centrally within its plot, with its main lawn on the South-facing side, adjacent to the sitting room. There are various decking and paved areas within the grounds, as well as mature trees, shrubs and flowerbeds.

Overall, this is a substantial property and plot which would be suitable for families or downsizers looking for flexible accommodation. Viewings are recommended to appreciate all it has to offer.

