





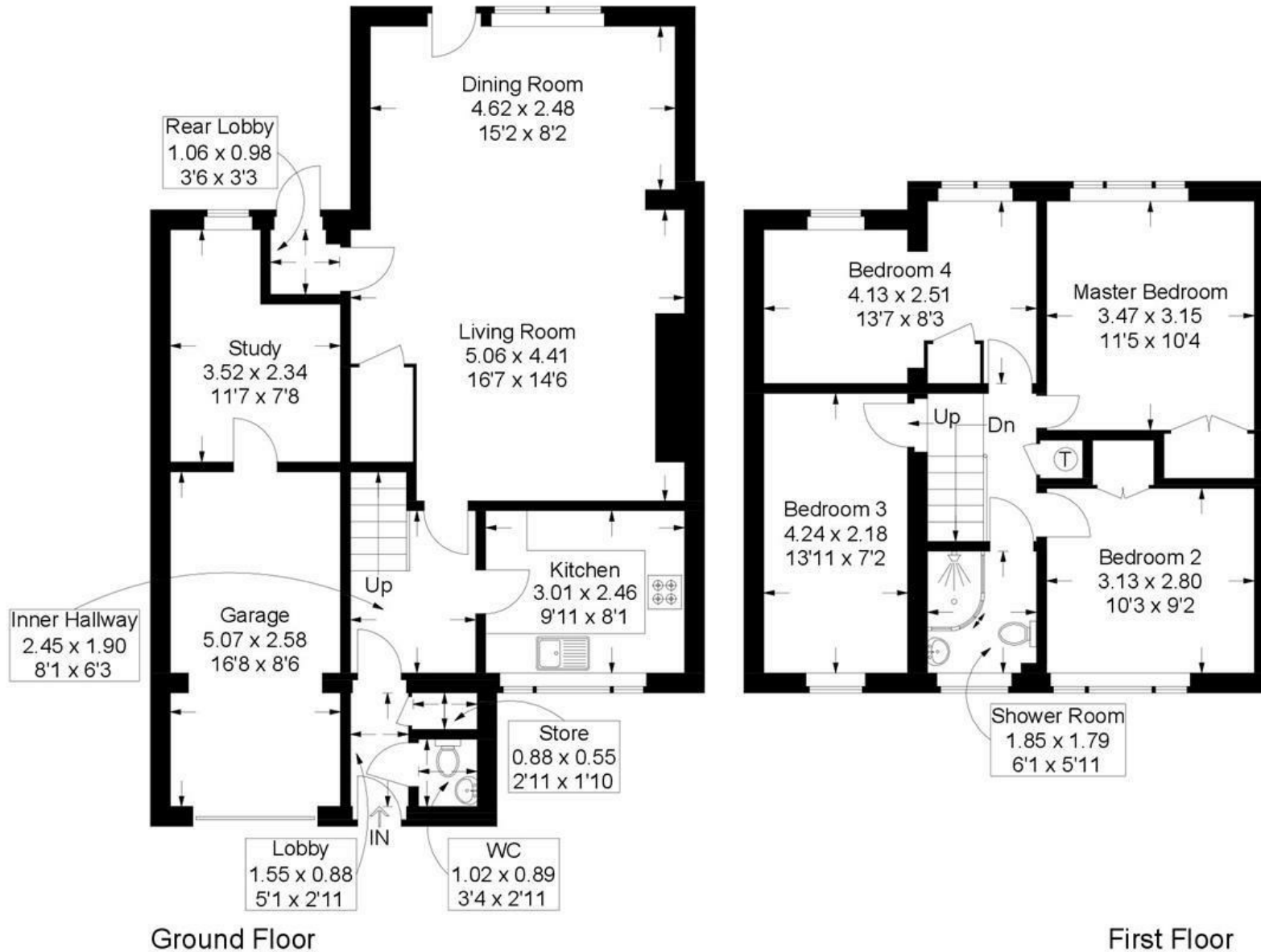
**\*PRICE GUIDE £300,000 - £325,000\*** This charming 4/5 bedroom home in a desired cul-de-sac, Ivy Lane in Bognor Regis offers well-planned accommodation across two floors, combining generous living areas with practical modern conveniences with DRIVEWAY and GARAGE. The property is ideal for families or anyone seeking a versatile layout. The design flows naturally from room to room, giving the house a bright, connected, and thoughtfully arranged feel.

- SPACIOUS FAMILY HOME
  - FOUR GOOD BEDROOMS
  - MODERN FLEXIBLE LAYOUT
- BRIGHT LIVING SPACES
- SEPARATE STUDY ROOM
  - LOW-MAINTENANCE GARDEN
- GARAGE AND DRIVEWAY
  - PARKING FOR TWO CARS
- POPULAR COASTAL LOCATION
- CLOSE TO AMENITIES



# Ivy Lane, Bognor Regis

Approximate Gross Internal Area = 128.8 sq m / 1386 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.