



27 Ivy Crescent | Bognor Regis | PO22 8AB

Guide Price £260,000

Freehold



hancock

Lettings & Estate Agents

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- No Onward Chain
- Council Band C
- Garage
- Close To Local Amenities
- EPC C
- Freehold
- Private Rear Garden
- Needs Modernising
- Two Superstores Close By
- Virtual Tour

This chain-free two-bedroom home offers an excellent opportunity for buyers looking to put their own stamp on a property. In need of modernisation throughout, it provides generous living spaces and a practical layout ideal for a range of purchasers.

Set towards the front of the home, the spacious living room benefits from plenty of natural light and offers ample room for both relaxation and entertaining. The kitchen sits to the side of the property and provides direct access to the rear garden. At the back of the home, you'll find two well-proportioned double bedrooms overlooking the garden, both offering peaceful and private outlooks. A family bathroom with a shower over the bath, a hallway with useful storage cupboards, and a welcoming front porch complete the internal accommodation.



what3words ///

///familyjoined.dice



Outside, the property enjoys a private rear garden, mainly laid to lawn—an ideal blank canvas for landscaping or outdoor seating areas. Additionally, a single garage is located in a nearby compound, providing secure parking or extra storage.

With no onward chain and plenty of potential, this property represents a fantastic opportunity to create a comfortable home in a well-established residential location.

Situated in a well-regarded residential area of Bognor Regis, Ivy Crescent offers convenient access to a range of local amenities. Nearby you'll find a selection of shops, schools, parks and leisure facilities, along with excellent public transport links. The seafront and town centre are within easy reach, providing a variety of cafés, restaurants and coastal walking routes. With its blend of community feel and practical convenience, this location appeals to families, commuters and those looking to enjoy life by the coast.

Additional Information :

Tenure : Freehold

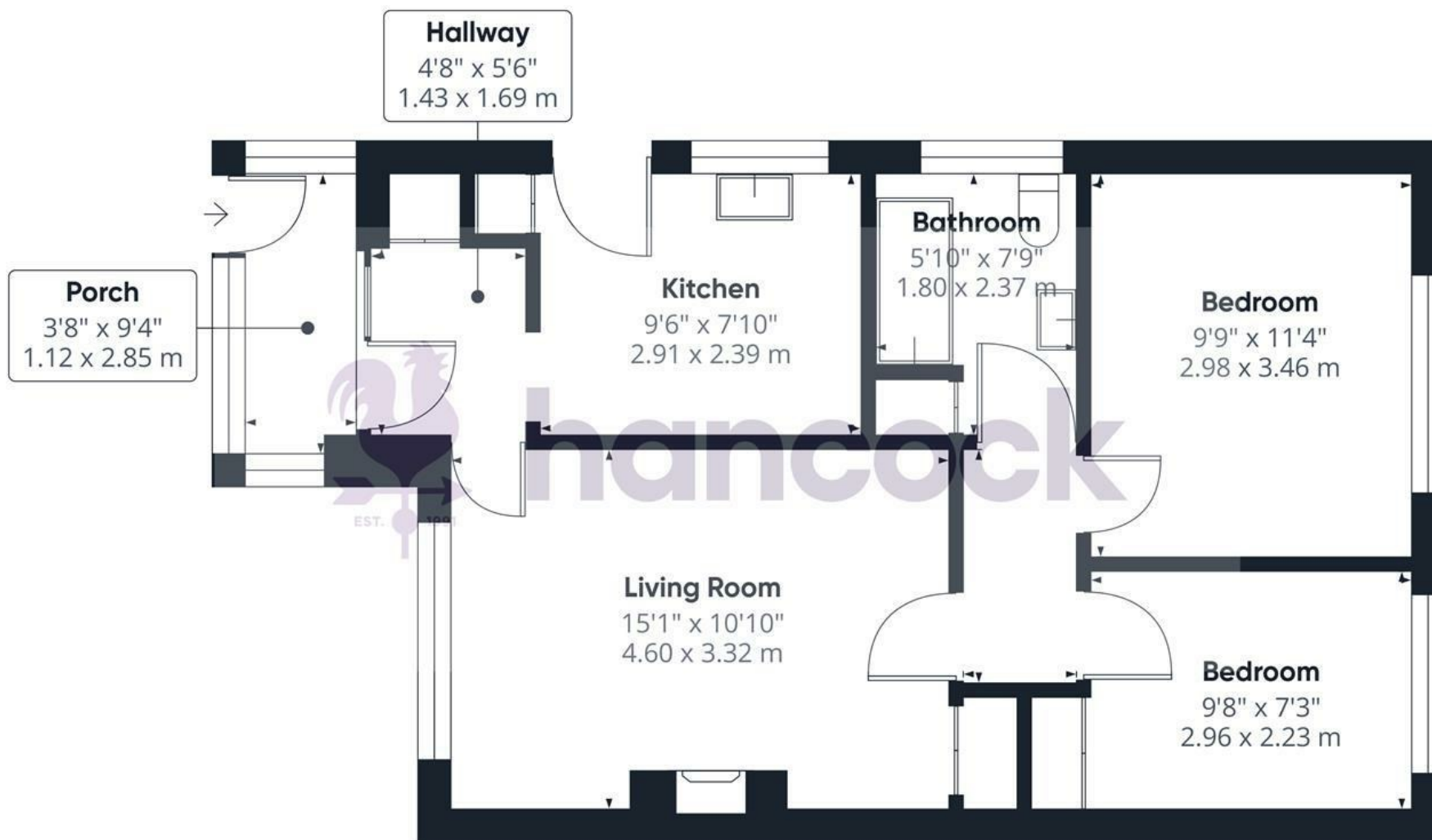
Council Band : C

Broadband Checker : Up To 1800mbps

Mobile Coverage : EE, Three, O2, Vodafone

EPC : C (Current 70, Potential 78)

Stamp Duty may be applicable. Please speak to financial advisor for more information.



Approximate total area⁽¹⁾
577 ft²
53.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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