



**WHITLOCKS**  
ESTATE AGENTS

28 Ivydale Road, Bognor Regis  
In Excess of £355,000







- Detached Bungalow
- Generous Rear Garden
- Loft Room with Shower Room
- Living Room
- Open Plan Dining Room/Kitchen
- Two Double Bedrooms
- Ensuite Bathroom to Master Bedroom
- Reading Room off Bedroom Two
- Close to Local Shopping Facilities
- Off Road Parking







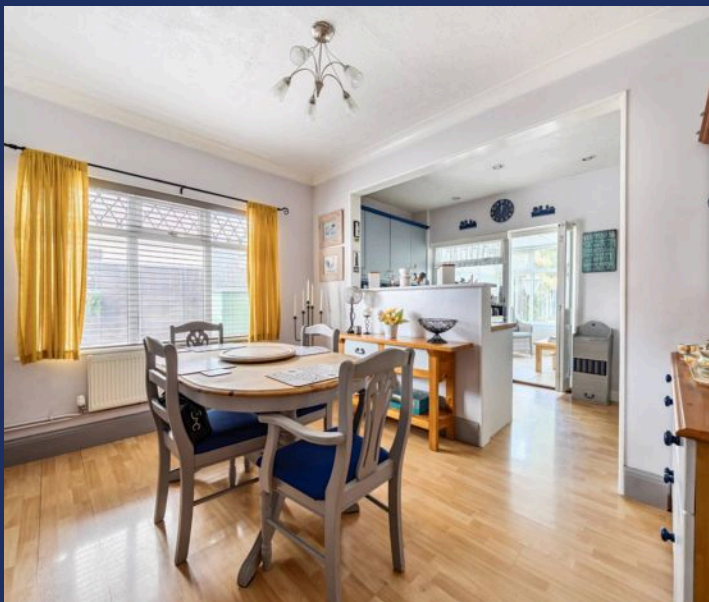
## Detached Bungalow – Close to Bognor Regis Town Centre

This detached bungalow is ideally located within one mile of Bognor Regis Town Centre and occupies a generous plot with a good-sized rear garden and off-road parking.

The property is entered via an enclosed porch with double doors leading into the hallway. To the front, the living room enjoys a feature square bay window, while the open-plan kitchen and dining room flow seamlessly into the conservatory, which provides pleasant views over and access to the rear garden. The master bedroom also benefits from a square bay window and an ensuite bathroom. A second bedroom offers flexible use and can be arranged as a self-contained annexe with an adjoining reading room overlooking the garden and a shower room.

From the entrance hall, a spiral staircase leads to the loft room, which has been used as a versatile open-plan space for many years. This room also benefits from a shower room as well as extensive and easily accessible eaves storage.

Outside, the rear garden is laid out with timber decking, a lawned area bordered by mature shrubs, a pond and a garden shed. There is also a workshop. To the front of the property, there is off-road parking for one vehicle.













Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction benefits from indoor and outdoor pools, rides, shows, restaurants, bars, accommodation and many more! The Town itself also offers a variety of shops, restaurants, pubs, cafes, parks and activities, as well as the picturesque Sea Front, Pier, Sailing Club and Promenade where you can stroll through to Felpham and Aldwick. Chichester, Arundel and Littlehampton are nearby as well as fantastic transport links to London Victoria and Gatwick Airport, also benefitting from a small hospital.

Council Tax band: D

Tenure: Freehold

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## Ivydale Road, Bognor Regis, PO21

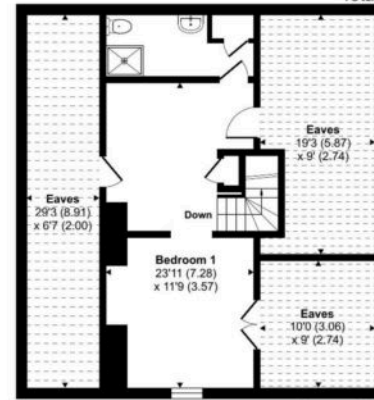
Approximate Area = 1455 sq ft / 135.2 sq m

Limited Use Area(s) = 455 sq ft / 42.3 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 1990 sq ft / 184.9 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Whitlocks Estate Agents. REF: 1343999



## Whitlocks Estate Agents - Bognor Regis & Pagham

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