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20 Ivydale Road, Bognor Regis
Guide Price £325,000



The spacious and flexible accommodation while in need of modernisation does offer enormous potential and the west facing rear garden could easily be made into a key feature of this detached home. As you enter there is a long entrance hall giving access to a master bedroom and a spacious, dual aspect sitting room. Beyond and to the rear of the property there is a good sized kitchen/dining room which flows nicely into a conservatory. A family bathroom, a useful cloakroom and a study/fourth bedroom complete the ground floor with the latter having access into the garden via French doors. On the first floor, off a central landing there are two double bedrooms both with built in storage. Outside, to the rear lies a mature private garden complete with two storage shed's and a side gate for access. To the front there is a small front garden and driveway parking.



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.

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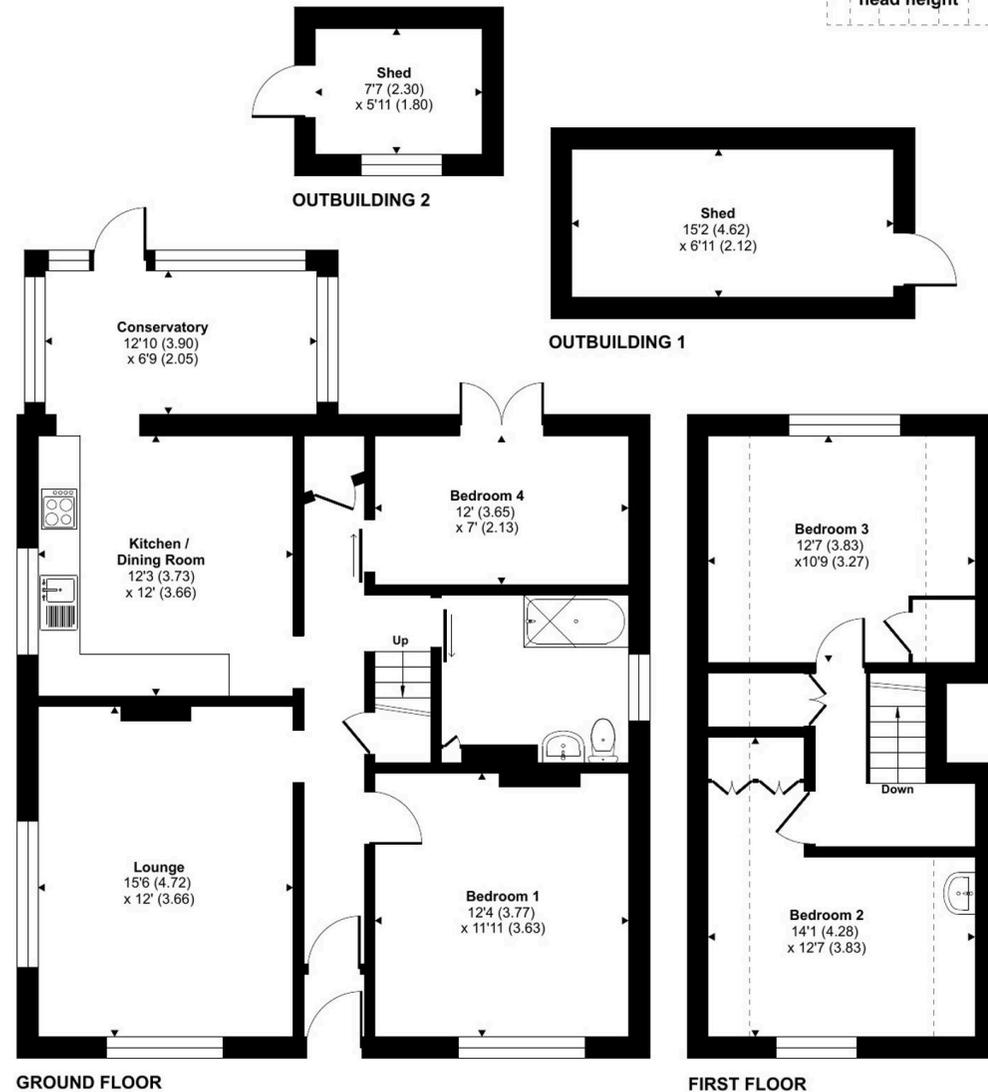
Ivydale Road, Bognor Regis, PO21

Approximate Area = 1126 sq ft / 104.6 sq m
 Limited Use Area(s) = 97 sq ft / 9 sq m
 Outbuildings = 152 sq ft / 14.1 sq m
 Total = 1375 sq ft / 127.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Whitlocks Estate Agents. REF: 1403971





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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D