





## 100 Gravits Lane, Bognor Regis

Terraced and extended character home convenient for local schools.



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- ▶ Terraced Family Home
- ▶ Kitchen/Breakfast Room
- ▶ Two Double Bedrooms
- ▶ Driveway providing Off-Road Parking
- ▶ No Onward Chain
- ▶ Sitting Room with Feature Bay Window
- ▶ Conservatory
- ▶ Larger than average Family Bathroom
- ▶ Rear Garden

This charming character house has been owned by the same family for many years. A viewing is highly recommended because the accommodation is surprisingly spacious.

The entrance hall leads to the bay fronted sitting room with understairs storage cupboards, extended kitchen/breakfast room with doors to the rear garden and through to the conservatory.

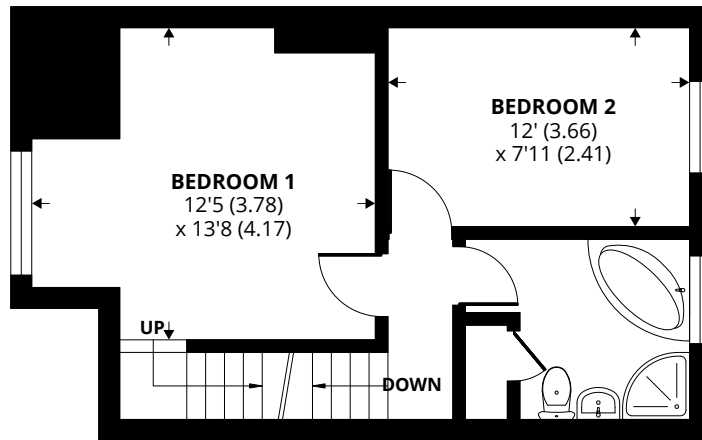
On the first floor, there are two generous double bedrooms with bedroom one having a bay window and stairs to the loft area with storage cupboards, eaves storage and Velux window. There is also a larger than average family bathroom.

The rear garden is mainly laid to lawn with a timber shed and backs onto an allotment. The front provides off-road parking.

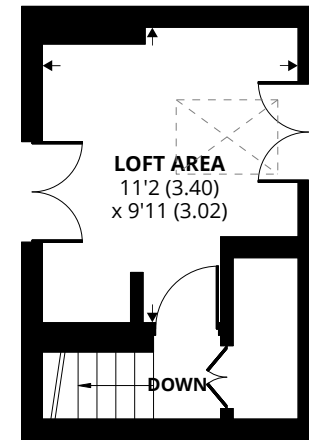
The property is offered with no onward chain.

Council Tax Band: B

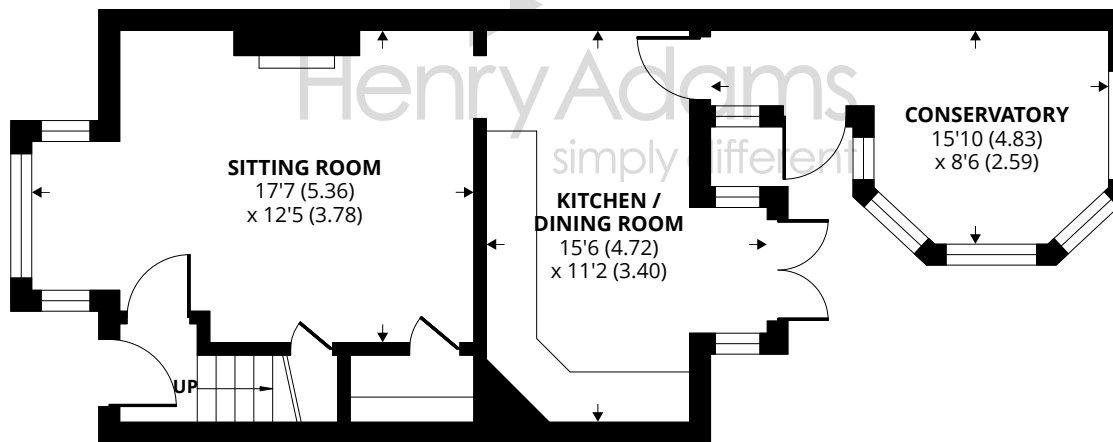




**FIRST FLOOR**



**SECOND FLOOR**



**GROUND FLOOR**

Approximate Area = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Situated on the outskirts of the seaside town of Bognor Regis with its mainline railway station, precinct shopping facilities, range of cafes, bars and restaurants and the seafront with its traditional pier and promenade. Gravits Lane is within walking distance to The Regis School campus with education for children of all ages.

## Directions

From the pier in Bognor Regis proceed in a westerly direction. Continue straight over the Victoria Drive traffic lights, turn right into Nyewood Lane and continue to the end of Nyewood Lane. At the 'T' junction, turn left and take the first turning on the right into Pevensey Road, then take the fourth turning into Ivydale Road. Continue along and just after the road turns right, Gravits Lane will be seen on your left hand side.

02/11/23

