



# 1 Grant Close, Selsey

Guide Price £220,000 Freehold



# 1 Grant Close

Selsey, Chichester

Located in a quiet location but within touching distance of the high street is this charming semi-detached bungalow. EPC Rating - C, Council Tax Band - B.

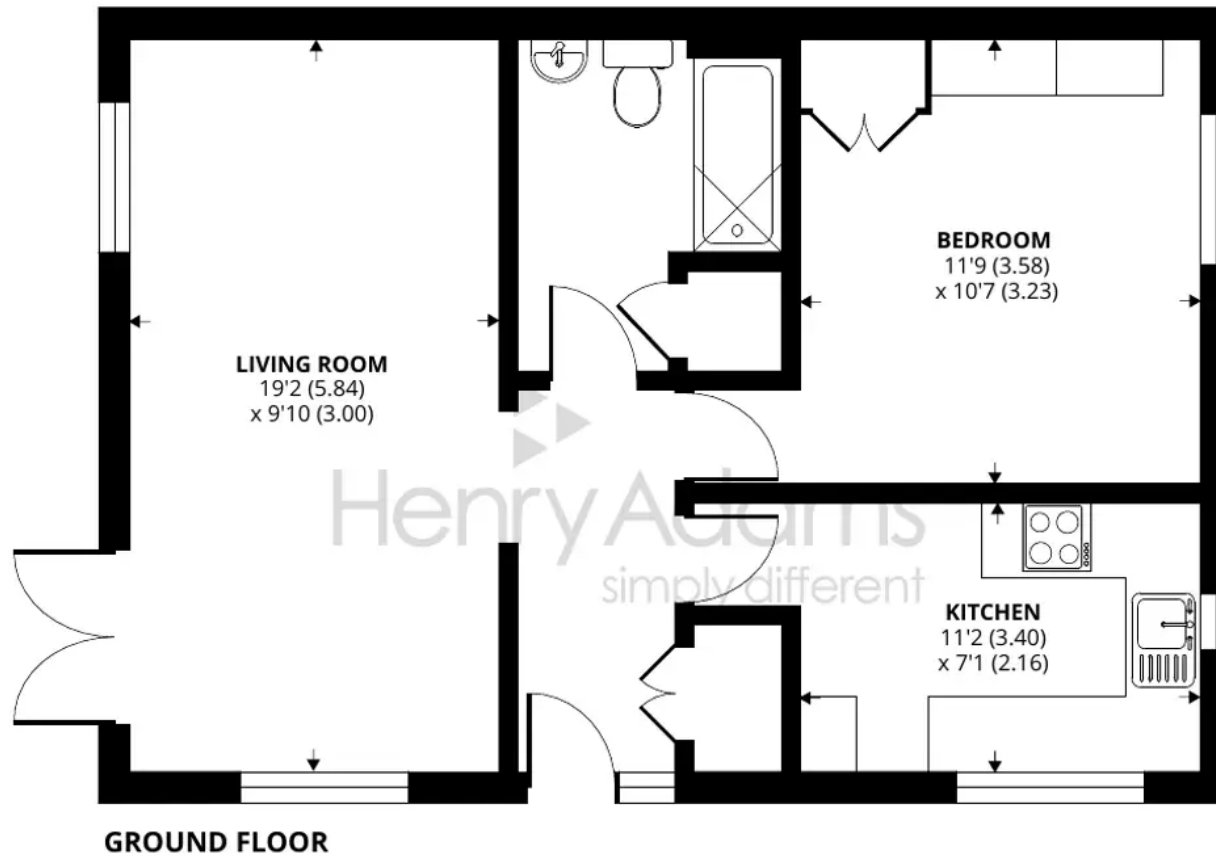
Approaching the front of the property and stepping through the double glazed front door, the hallway affords access to the principle rooms. These include the open plan living and dining room, the modern fitted kitchen which benefits from integral appliances, the double bedroom which has fitted wardrobes and the modern fitted bathroom. There is also cupboard storage space which has enough space for a washing machine/tumble dryer.

Externally, the property benefits from having two parking spaces. The side gate affords access to the private rear garden which has turfed, patio and raised border areas. There is also space for a greenhouse. The property is Leasehold with a lease of 199 years having been created in 1982. The service charge is approximately £300 every 6 months. The owners of all the properties are part of the property management company therefore making this property 'Share of Freehold'.

Council Tax: B, Leasehold, EPC: C

- Semi-Detached Bungalow
- Modern Fitted Kitchen with Integral Appliances
- Private Rear Garden
- Double Bedroom





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Approximate Area = 556 sq ft / 51.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Henry Adams. REF: 1024372





## Henry Adams - Selsey

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