



7 York Road, Selsey

Guide Price £350,000 Freehold

 **Henry Adams**
estate agents

7 York Road

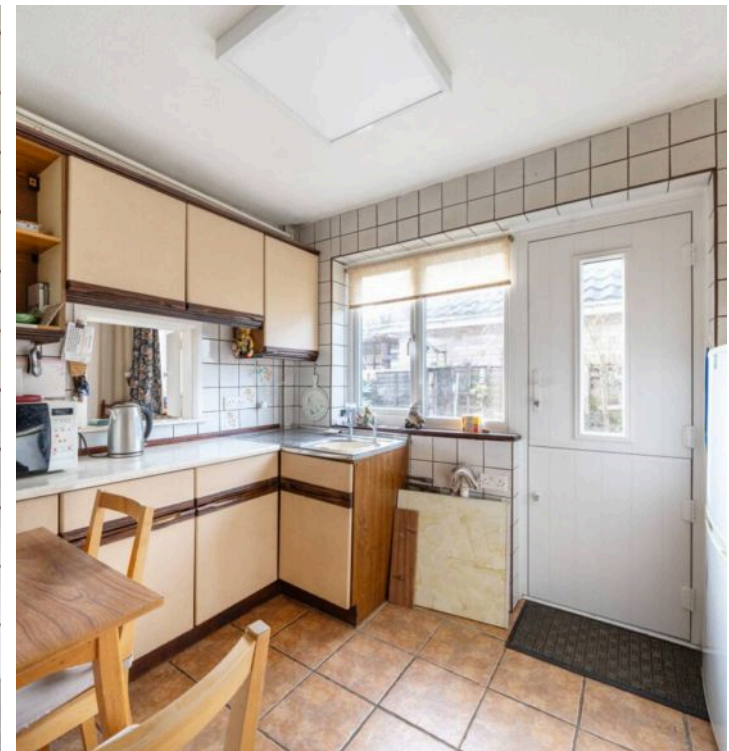
Selsey, Chichester

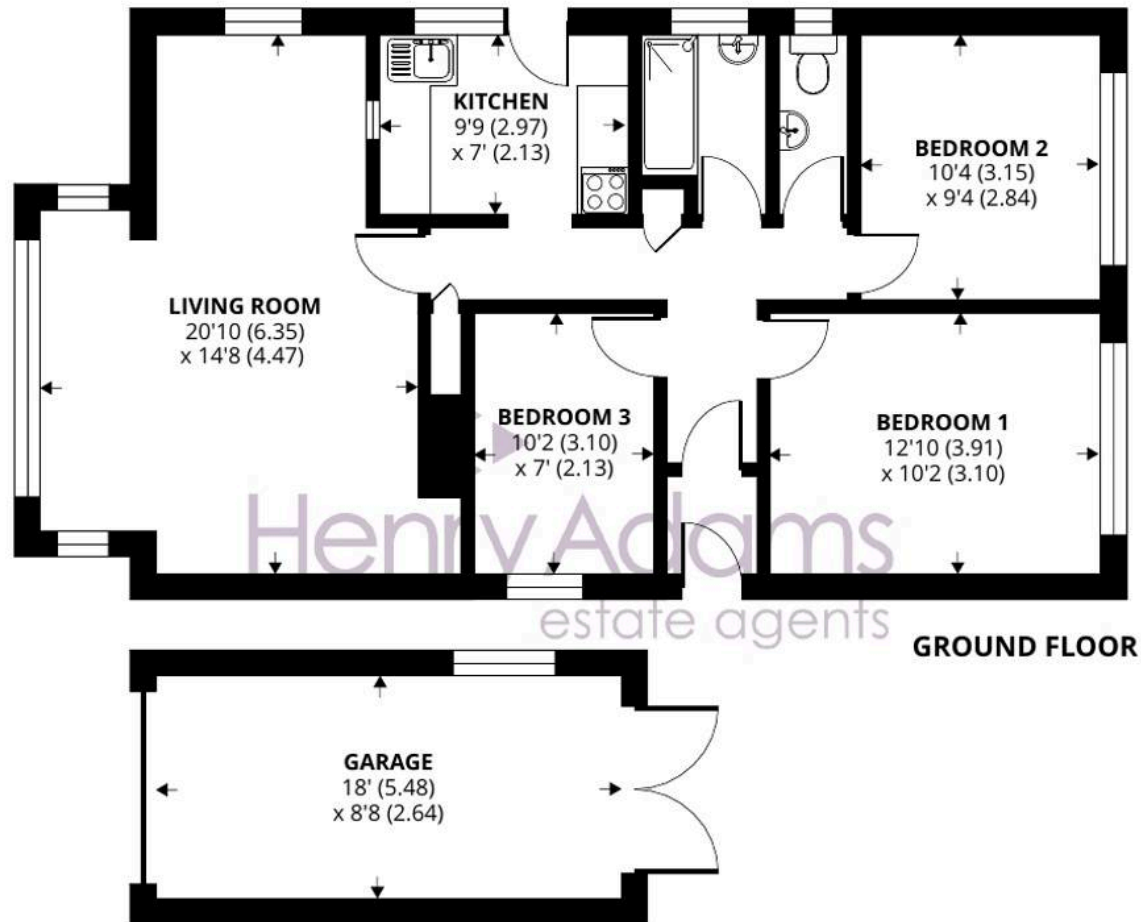
Situated in the sought-after location to the South of Selsey, this detached bungalow presents an exciting opportunity for those seeking a property with great potential. Boasting three bedrooms, this home offers ample living space with an extended living/dining room.

The bedrooms offer comfortable retreats for rest and relaxation, each providing a peaceful setting for unwinding at the end of the day. The property benefits from a westerly facing rear garden, ideal for enjoying the afternoon sun and creating a tranquil outdoor oasis. For those with multiple vehicles, the convenience of a driveway for several cars and a garage with vehicle access to the garden ensures that parking will never be a concern, offering additional storage space for bikes, tools, or other belongings.

The property is offered with no onward chain, making it an attractive proposition for those looking to move quickly. For added comfort and convenience, gas heating and double glazing are installed throughout the property. While the property boasts many desirable features, it is worth noting that some modernisation is required, offering the perfect opportunity for a new owner to put their stamp on the property and create a personalised living space that reflects their own style and preferences

Council Tax band: D, EPC Energy Efficiency Rating: D





Approximate Area = 982 sq ft / 91.2 sq m (includes garage)

For identification only - Not to scale





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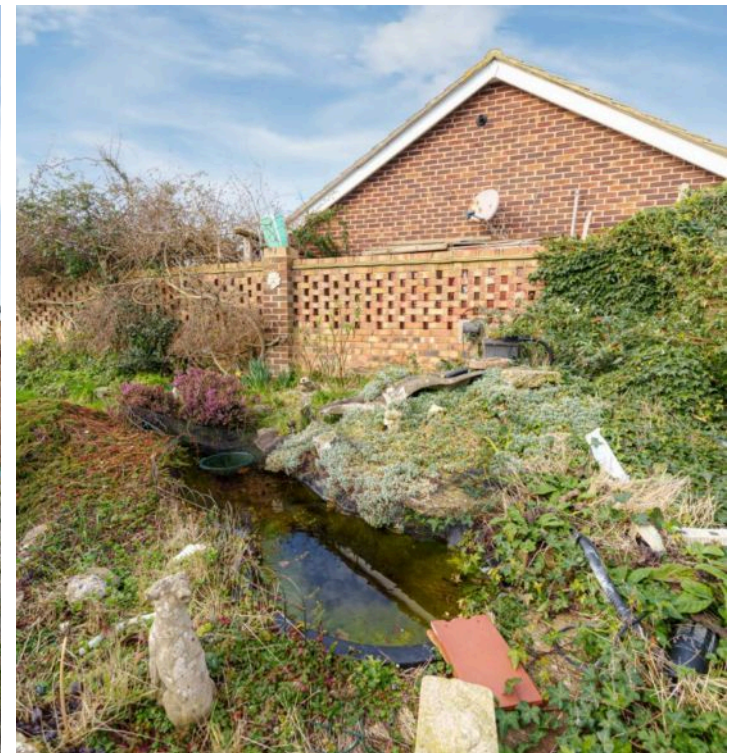
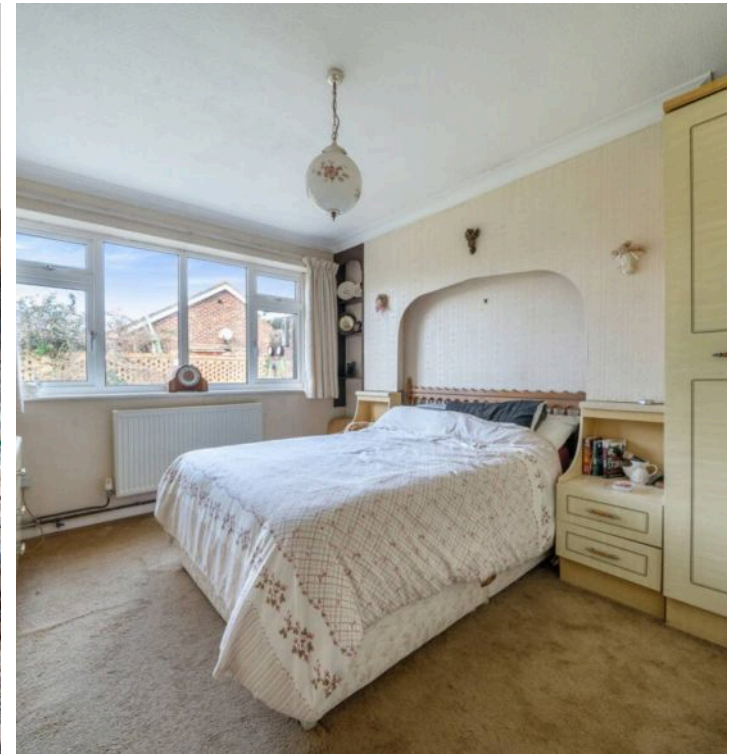
Detached 3-bed bungalow in desirable southern area of Selsey. Extended living/dining room, westerly garden, driveway, garage. No onward chain, requires modernisation. EPC-D, Council tax-D
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached bungalow in popular location to the South of Selsey
- Three bedrooms
- Living/dining room
- Westerly facing rear garden
- Driveway for several cars & garage with vehicle access to the garden
- Gas heating & double glazing
- Modernisation required





Henry Adams - Selsey

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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.