



51 Merryfield Drive, Selsey

Guide Price £270,000 Freehold

 **Henry Adams**
estate agents

51 Merryfield Drive

Selsey, Chichester

Nestled in a sought-after location, this semi-detached bungalow presents a wonderful opportunity to acquire a delightful residence ready to be personalised. Boasting a convenient layout, this property features two double bedrooms.

A well proportioned living room provides the perfect space for relaxation and entertaining while double doors open to a conservatory overlooking the garden, flooded with natural light and providing a seamless transition to the outdoors.

The property benefits from its proximity to a variety of amenities, including the beach, local shops, and easy access to the bus route, ensuring convenience and ease of access to any desired destination. Boasting a westerly facing orientation, the rear garden presents an idyllic setting for outdoor enjoyment and al fresco dining. Providing a private escape from the outside world, this outdoor space is perfect for enjoying the sunshine and fresh coastal air.

Further enhancing the appeal of this property is the presence of a driveway with space for 2-3 cars (part of which can be found behind double wooden gates), ensuring ample off-road parking for residents. Additionally, a detached garage provides secure storage for vehicles, outdoor equipment, or any other belongings, further enhancing the practicality and functionality of this residence.

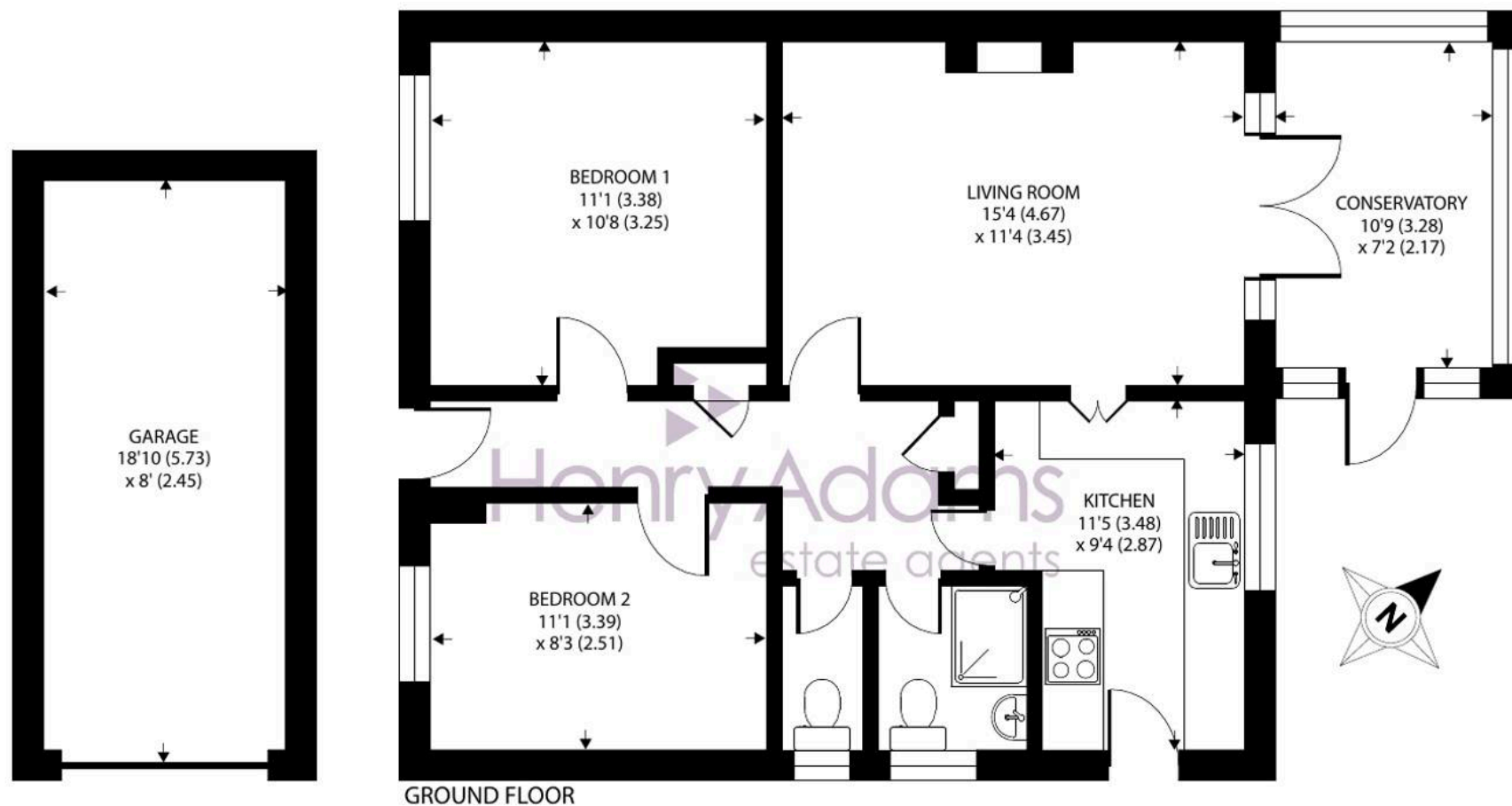
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Merryfield Drive, Selsey, Chichester, PO20

Approximate Area = 849 sq ft / 95.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1219501



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Two double bedrooms, living room with doors to conservatory, westerly facing garden, Close to beach, shops and on bus route. Driveway & detached garage.

EPC-D, Council tax-C

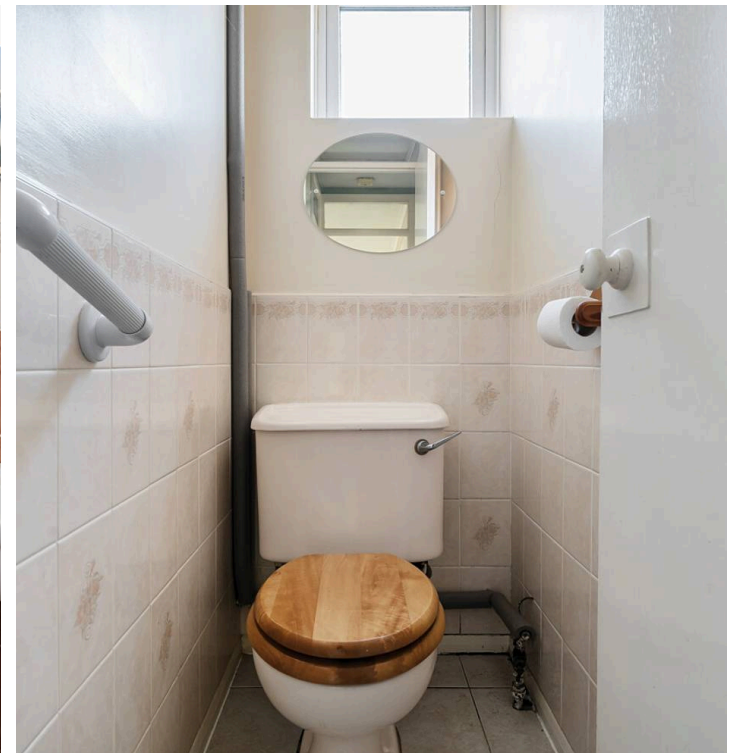
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Semi detached bungalow
- Living room & conservatory
- Close to beach, shops and on the bus route
- NO onward chain
- Westerly facing rear garden
- Driveway with space for 2-3 cars & detached garage





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.