



61 Manor Lane, Selsey

Guide Price £325,000 Freehold

 **Henry Adams**
estate agents

61 Manor Lane

Selsey, Chichester

Presenting this detached bungalow nestled on the eastern side of Selsey, which benefits from two double bedrooms. The interior of the home includes a living room which leads directly to generously sized conservatory, ideal for relaxation and entertaining guests. Additionally, a versatile home office or playroom adds further flexibility to the living space.

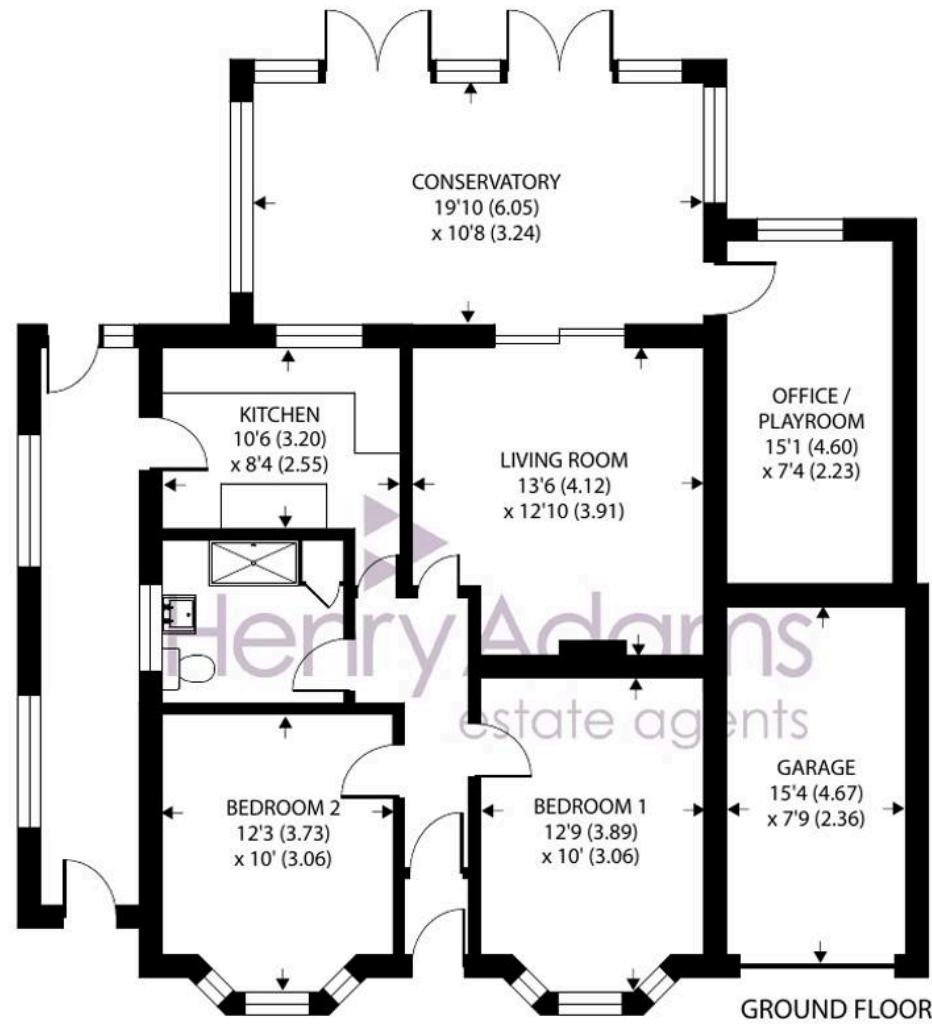
The kitchen, complete with a convenient side lobby for storage, offers a functional setup. While there is potential to add value through modernisation and updating, the property's well-conceived layout sets the stage for a personalised touch to be added by the new owner. This property is available with no onward chain, providing a seamless transition for those eager to make this residence their own.

Exterior features include a driveway and garage, ensuring ample parking and storage solutions. The overall appeal of this property is enhanced by the westerly facing garden, extending to approximately 80 ft, which presents a serene setting for outdoor enjoyment.

Positioned on the eastern side of Selsey, this home offers convenience with easy access to local amenities, bus route and the beach, all of which enhances the appeal of this residence.

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





Approximate Area = 1143 sq ft / 106.1 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1261 sq ft / 117.1 sq m

For identification only - Not to scale





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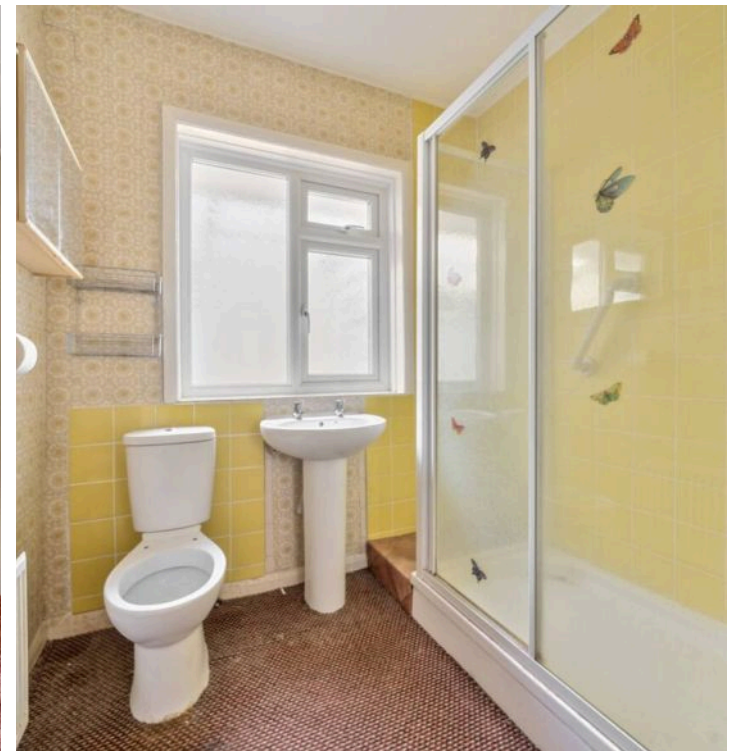
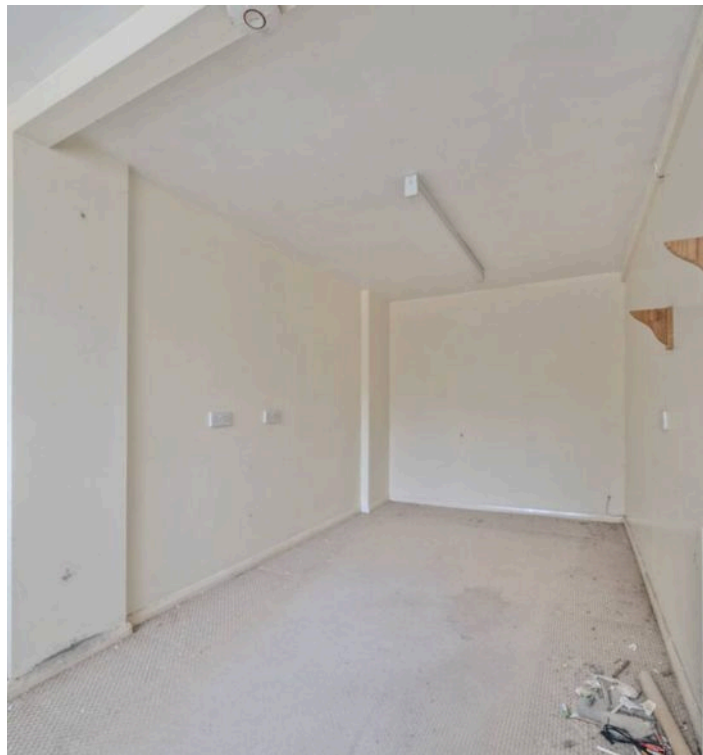
Detached bungalow with 2 double bedrooms, living room, conservatory, home office/playroom, kitchen. Modernisation required, no chain, driveway, garage, westerly garden (80 ft). EPC-tbc, Council tax-D
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached bungalow on eastern side of Selsey
- Two double bedrooms
- Living room, conservatory and home office/playroom
- Kitchen with side lobby/storage
- Modernisation and updating required
- No onward chain
- Driveway and garage
- Westerly facing garden which extends to approx. 80ft





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.