



## 1 Hubble Close, Selsey

Guide Price £425,000 Freehold



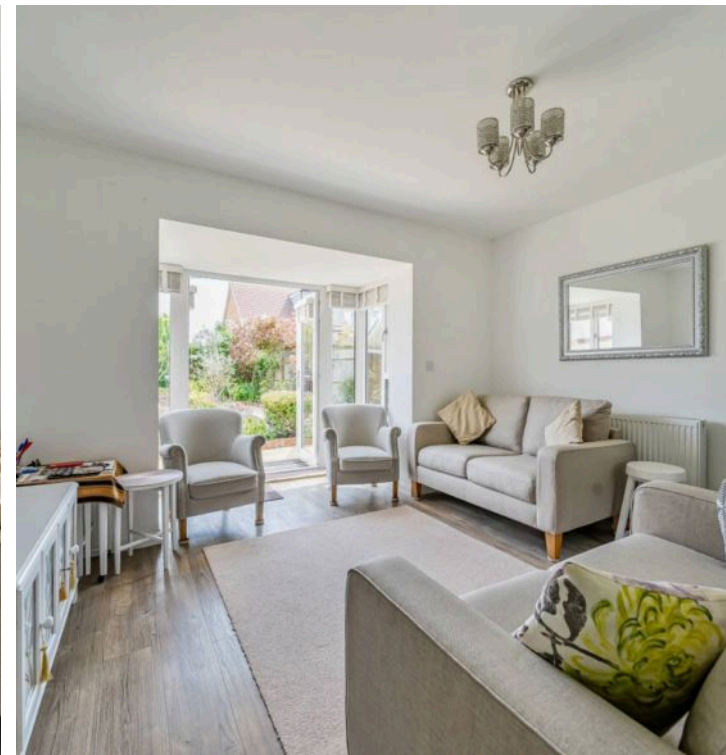
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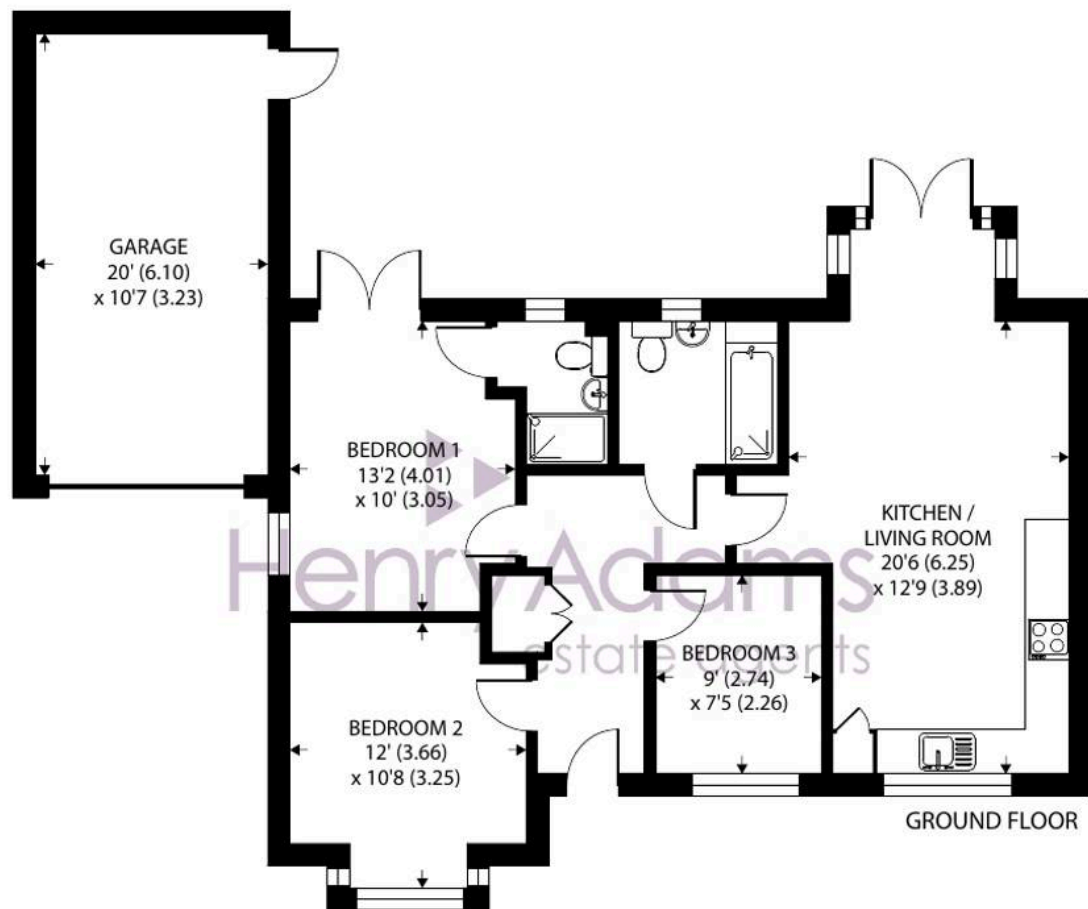
Selsey, Chichester

**\*\* Reduced by £30,000 for a quick sale \*\*** Nestled within a sought-after location, this impressive detached bungalow built-in 2017, offers a unique opportunity to acquire a modern and stylish residence, boasting the remainder of NHBC certification, ensuring peace of mind for the discerning buyer.

Upon entering the property, you are greeted by an inviting ambience that flows effortlessly through the open plan living/dining room and kitchen. This seamless layout is ideal for both relaxation and entertaining, with the kitchen boasting an array of integrated appliances that cater to the demands of contemporary living. The accommodation further benefits from an en-suite shower room in addition to a family bathroom, offering convenience for residents and guests alike. The modern design and fixtures enhance the overall appeal of this property, creating a welcoming and comfortable environment throughout.

Externally, the property boasts a garage and driveway, providing space for multiple vehicles. The landscaped gardens to the front and rear of the property complement the bungalow's exterior, offering a serene outdoor retreat that is perfect for enjoying the tranquillity of the surroundings. The rear garden benefiting from an array of different fruit trees. Benefiting from a no onward chain status, this property presents an excellent opportunity for those seeking a hassle-free move.





Approximate Area = 799 sq ft / 74.2 sq m  
Garage = 210 sq ft / 19.5 sq m  
Total = 1009 sq ft / 93.7 sq m

For identification only - Not to scale









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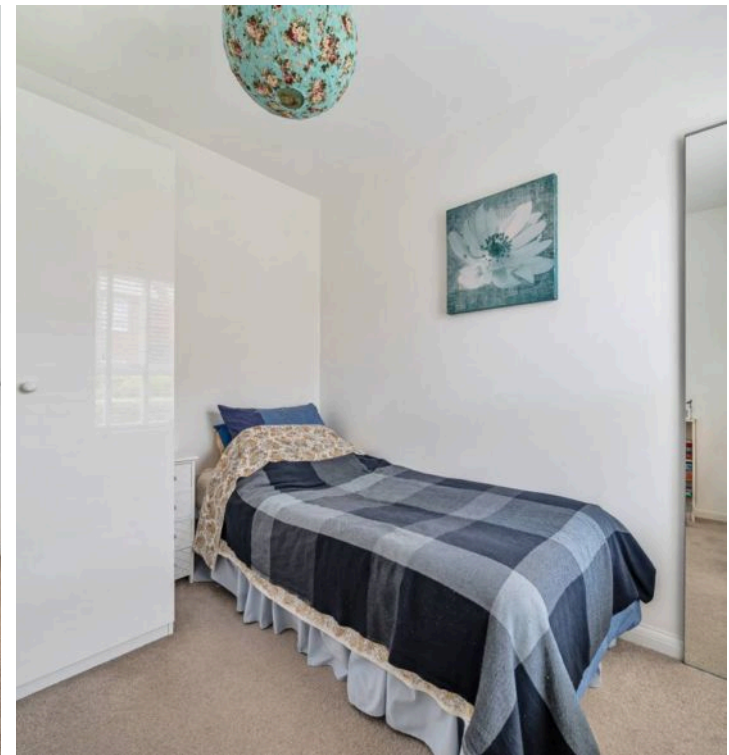
Modern detached bungalow built in 2017 with remainder of NHBC. Open plan living, en-suite, garage, driveway and landscaped gardens with fruit trees. No onward chain. EPC-B, Council Tax-D  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- **Reduced by £30,000 for a quick sale**
- Detached bungalow built in 2017 with remainder of NHBC
- Three Bedrooms
- Open Plan Living/Dining Room/Kitchen
- Kitchen with integrated appliances
- En-suite And Family Bathroom
- Garage And Driveway Parking
- Landscaped Gardens Front and Rear
- No Onward Chain







## 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.