



33 Wellington Gardens, Selsey

Guide Price £290,000 Freehold

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Selsey, Chichester

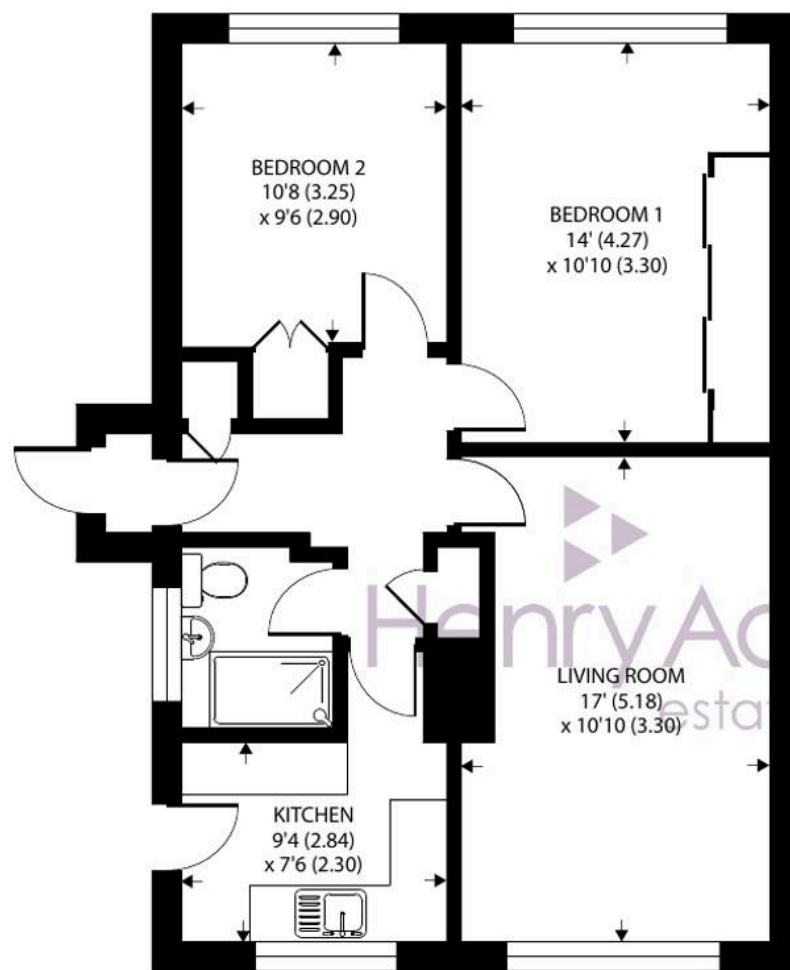
Nestled in a quiet cul-de-sac, this semi-detached bungalow offers a serene retreat from the hustle and bustle of every-day life. Boasting a convenient location and level walk near to the high street amenities and a bus route, this property provides easy access to everything you might need.

The bungalow features two double bedrooms, each complete with built-in wardrobes, providing ample storage space for your belongings, living room, kitchen and shower room with walk in shower. The property comes with the added convenience of a driveway (with additional space behind a gated access) and detached single garage. The enclosed rear garden, being mainly laid to lawn edged with stone covered borders, provides a private outdoor area for relaxing and entertaining, ideal for enjoying the fresh air and sunshine

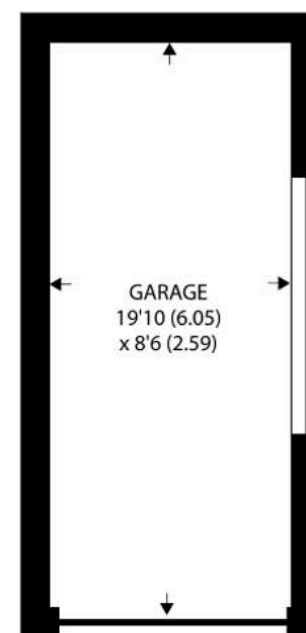
Of added benefit, this home offers the ability of smooth and straightforward transaction process due it not having a chain, easing the journey towards making this bungalow your next home. The property is equipped with gas heating and double glazing, ensuring a warm and energy-efficient living environment all year round. Council Tax band: C, EPC : D

- Semi detached bungalow in cul-de-sac position
- Two double bedrooms with built in wardrobes
- Close proximity to high street amenities and bus route
- Driveway & detached single garage
- Enclosed rear garden, No onward chain
- Gas heating & double glazing





GROUND FLOOR



Approximate Area = 660 sq ft / 61.3 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 828 sq ft / 76.9 sq m

For identification only - Not to scale







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