



19 Wheatfield Road, Selsey

Guide Price £325,000 Freehold

 **Henry Adams**
estate agents

19 Wheatfield Road

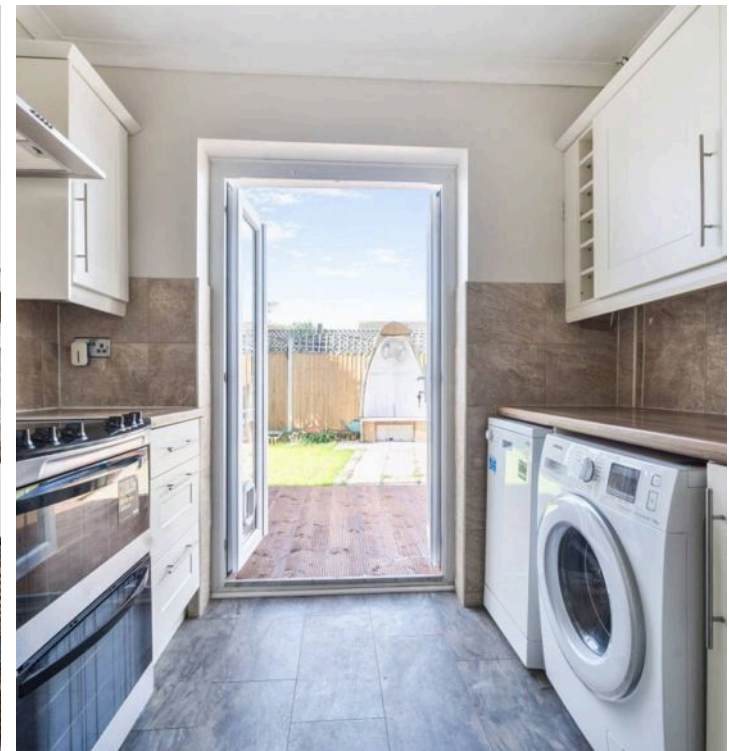
Selsey, Chichester

Located in a peaceful cul-de-sac, this semi-detached bungalow offers a charming retreat within a convenient setting. Boasting a thoughtful layout, the property features two double bedrooms, providing comfortable accommodation for residents or guests. The presence of a well-appointed bathroom with both a bath and a shower caters to modern needs and enhances daily convenience.

Presenting an unexpected surprise, there is a loft room complete with its own en-suite shower room. This additional space offers versatility and can be utilised to suit individual preferences, be it as a home office, guest room or recreational area. The heart of the home is the inviting living room, seamlessly opening to a dining area/bright conservatory. This interconnected space creates a fluid environment for relaxation or entertaining, ideal for both intimate gatherings and larger social occasions.

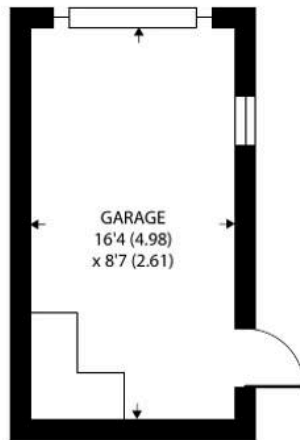
Practicality meets functionality with the provision of a driveway (partially shared) and garage, offering ample parking and storage solutions to accommodate the needs of modern living. With a west-facing orientation, the enclosed rear garden provides a private outdoor oasis, perfect for soaking up the sunshine or unwinding in peaceful seclusion.

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

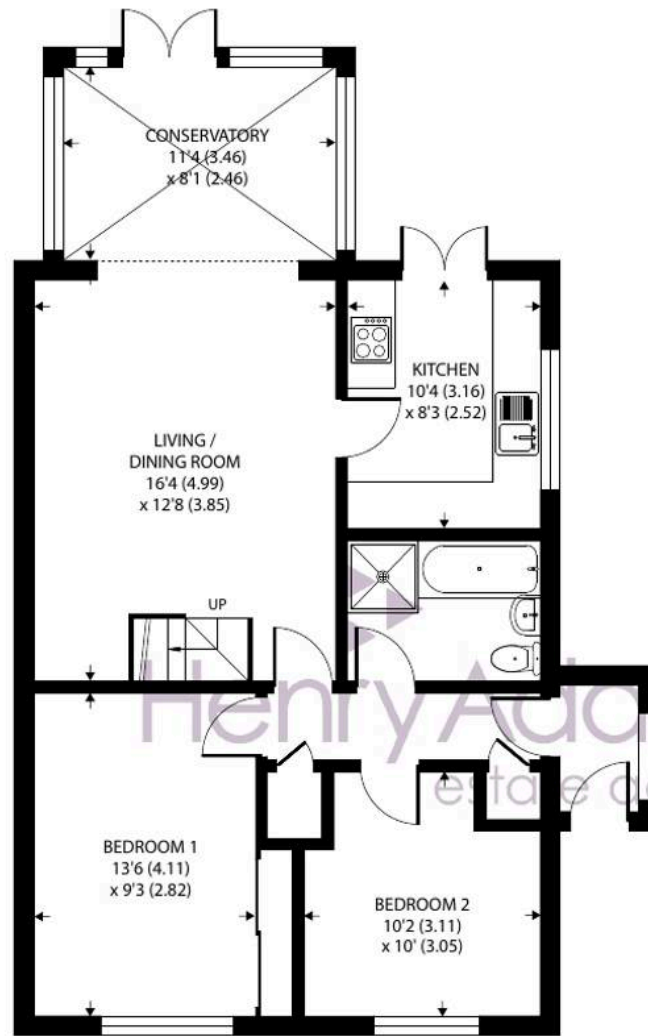




Denotes restricted
head height



GARAGE
16'4 (4.98)
x 8'7 (2.61)



CONSERVATORY
11'4 (3.46)
x 8'1 (2.46)

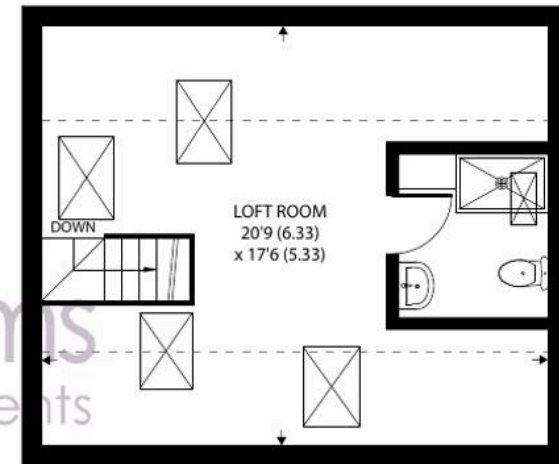
LIVING /
DINING ROOM
16'4 (4.99)
x 12'8 (3.85)

KITCHEN
10'4 (3.16)
x 8'3 (2.52)

BEDROOM 1
13'6 (4.11)
x 9'3 (2.82)

BEDROOM 2
10'2 (3.11)
x 10' (3.05)

GROUND FLOOR



LOFT ROOM
20'9 (6.33)
x 17'6 (5.33)

FIRST FLOOR

Approximate Area = 973 sq ft / 90.3 sq m
Limited Use Area(s) = 166 sq ft / 15.4 sq m
Outbuilding = 140 sq ft / 13 sq m
Total = 1279 sq ft / 118.7 sq m

For identification only - Not to scale





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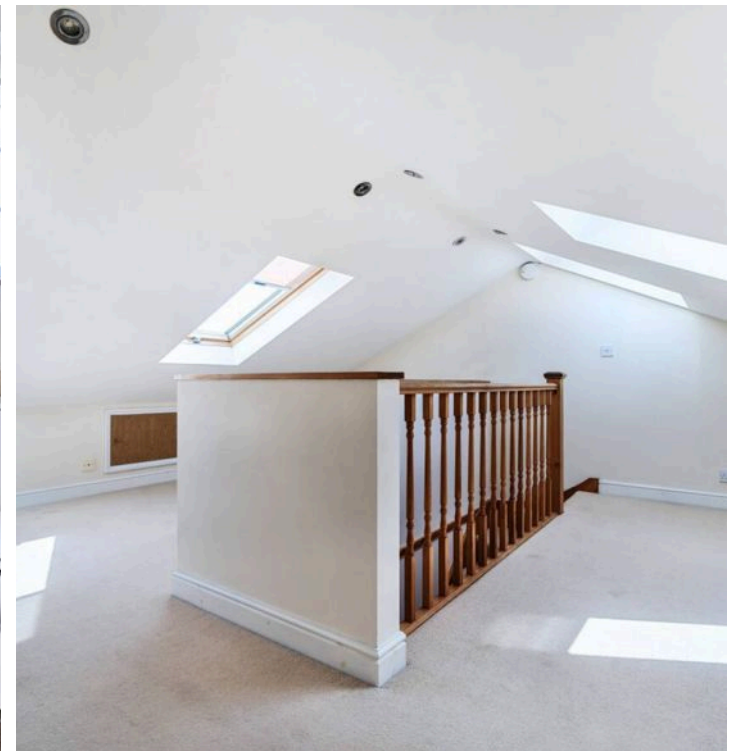
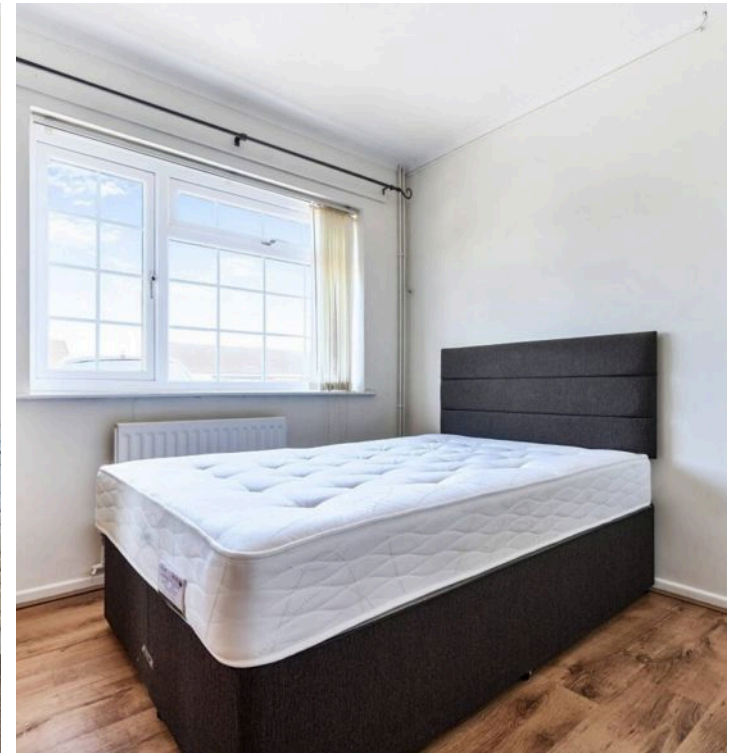
Semi-detached bungalow in peaceful cul-de-sac. 2 double bedrooms, bathroom with bath & shower. Loft room with en-suite shower room. Living room opening to dining area/conservatory. Driveway, garage. EPC-tbc Council tax-D

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi detached bungalow in cul-de-sac location
- Two double bedrooms
- Bathroom with both bath & shower
- Loft room with en-suite shower room
- Living room and dining area/conservatory
- Driveway (partially shared) and garage
- Westerly facing enclosed and private rear garden
- 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.