



## 61 Wellington Gardens, Selsey

Guide Price £425,000 Freehold



# 61 Wellington Gardens

Selsey, Chichester

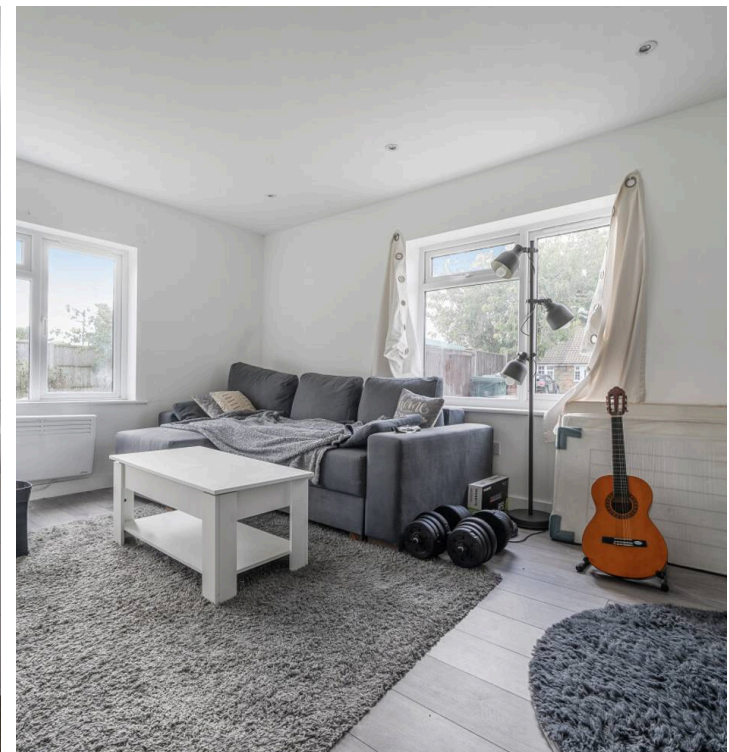
Nestled within a sought-after neighbourhood, this deceptive detached bungalow presents an ideal blend of comfort and convenience. Boasting two double bedrooms, this property offers ample space for relaxation and privacy. A separate shower room and W/C ensure practicality and ease of use for all. The heart of this home is the kitchen breakfast room, whilst flowing seamlessly from the kitchen is a delightful conservatory, providing a tranquil space to unwind while being bathed in natural light.

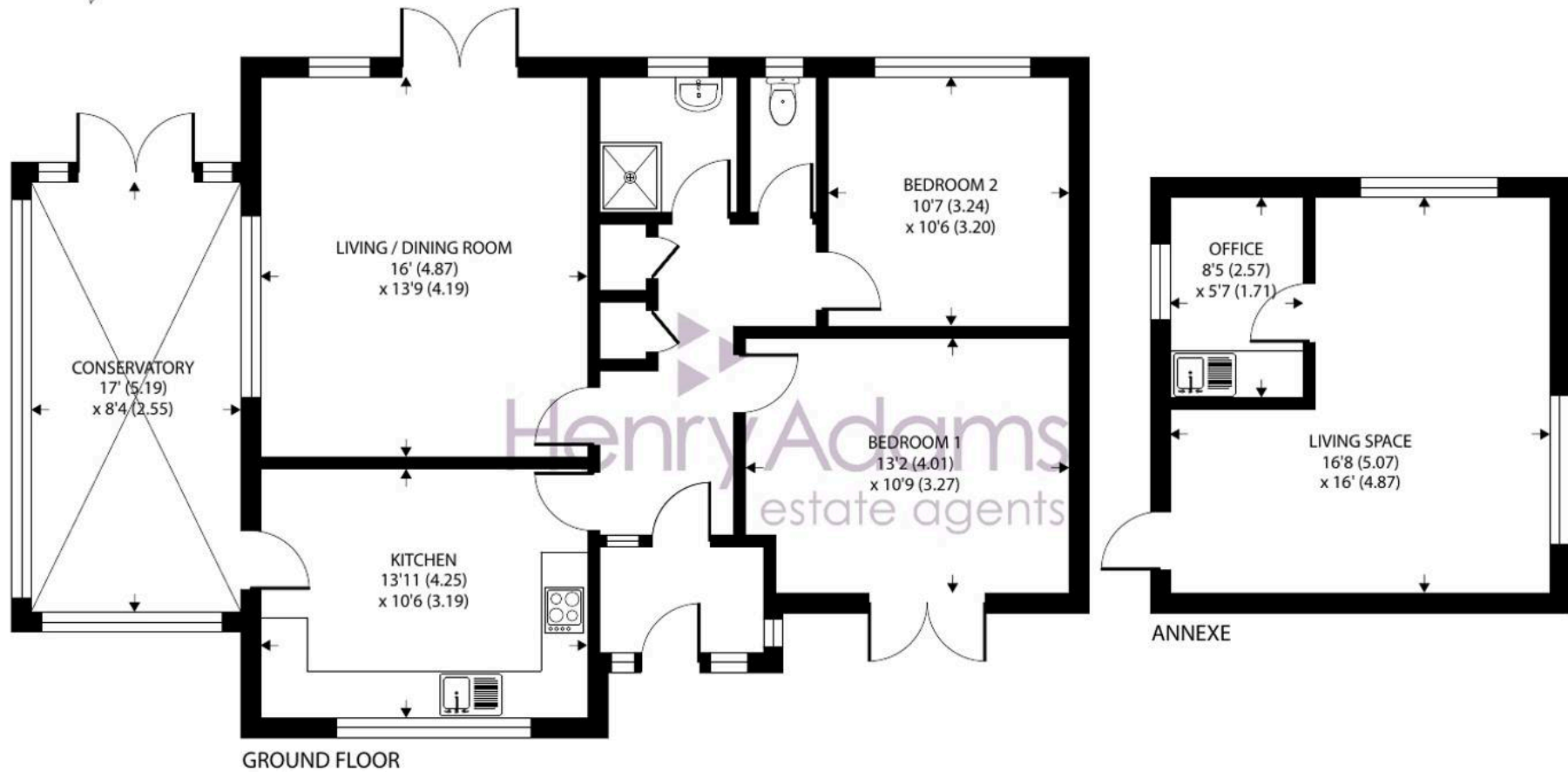
Additionally, a detached studio offers a versatile space complete with a kitchenette, seating area and an office room. Perfect for those who seek a dedicated work-from-home setup or a cosy place for creative pursuits. Convenience is key with a double driveway leading to the property, offering parking for multiple vehicles. Positioned on a corner lot, the home enjoys gardens on three sides, providing a serene backdrop for outdoor activities or moments of quiet reflection.

Situated in a prime location, this property is within close proximity to the high street amenities and a convenient bus route, ensuring easy access to daily essentials and transportation links.

Council Tax band: D

EPC Energy Efficiency Rating: C





Approximate Area = 1002 sq ft / 93 sq m

Annexe = 266 sq ft / 24.7 sq m

Total = 1268 sq ft / 117.7 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