



11 Mountwood Road, Selsey, PO20 0PA

Guide Price £250,000 Freehold



# 11 Mountwood Road

Selsey, Chichester

Nestled to the north of Selsey, this charming semi-detached bungalow offers a comfortable living experience. Boasting two cosy bedrooms, each with built-in wardrobes for your storage needs, this home provides a sense of convenience and organisation. The property features a kitchen, a rear lobby ideal for additional storage, and a handy utility/storage room. The living room invites relaxation after a long day, while the shower room caters to your daily refreshment. Enjoy the luxury of a larger than average garden, perfect for outdoor activities and gatherings, all without the worry of an onward chain.

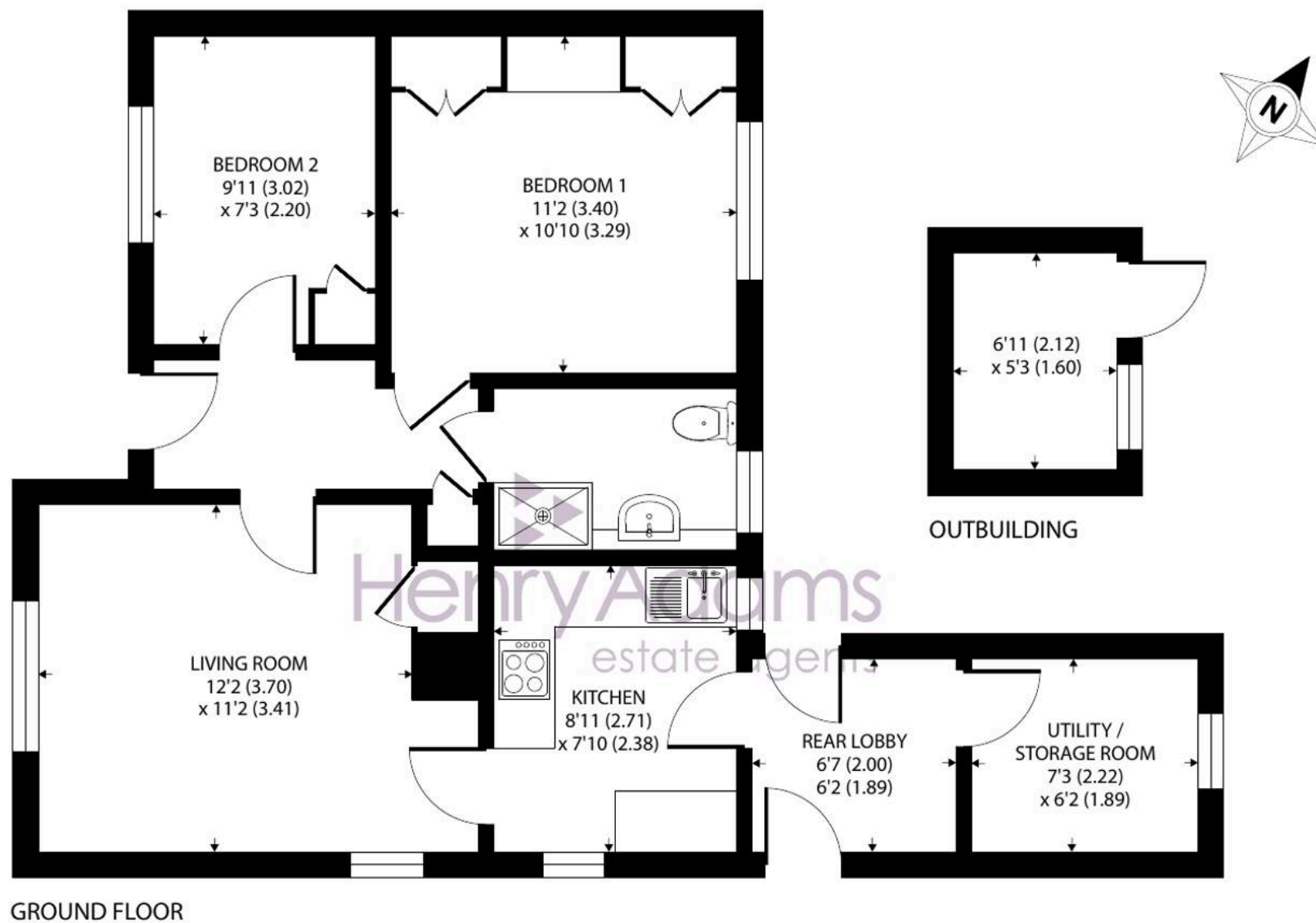
The larger than average garden is laid mainly to lawn. Divided into two distinct areas, the areas offer a serene setting with lawns, charming flower borders, and a practical wooden shed, ideal for your gardening tools. Meanwhile, the side garden area provides an additional space with more lawn area, a delightful paved seating spot perfect for al fresco dining, and a convenient side access gate that effortlessly leads to the front of the property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Approximate Area = 624 sq ft / 57.9 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 661 sq ft / 61.3 sq m

For identification only - Not to scale











## Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789 • [selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk) • [www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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