



76 Manor Lane, Selsey, PO20 0NZ

Guide Price £313,500 Freehold

**Henry Adams**  
estate agents

# 76 Manor Lane

Selsey, Chichester

Nestled in a convenient residential area, this charming two bedroom detached bungalow offers a perfect blend of comfort and style. The property boasts a spacious living/dining room, ideal for hosting gatherings or relaxing evenings in. The fitted kitchen with storage cupboard ensures all your culinary needs are catered for. Externally, the rear garden has been patioed and offers a serene outdoor retreat for soaking up the sun or dining al fresco. With gardens at the front and rear, there is ample opportunity for green-fingered enthusiasts to create their own oasis. For added convenience, a separate garage provides secure parking or extra storage space.

This property is a rare find, seamlessly blending indoor comfort with outdoor charm, making it an ideal retreat for those seeking a peaceful and inviting home.

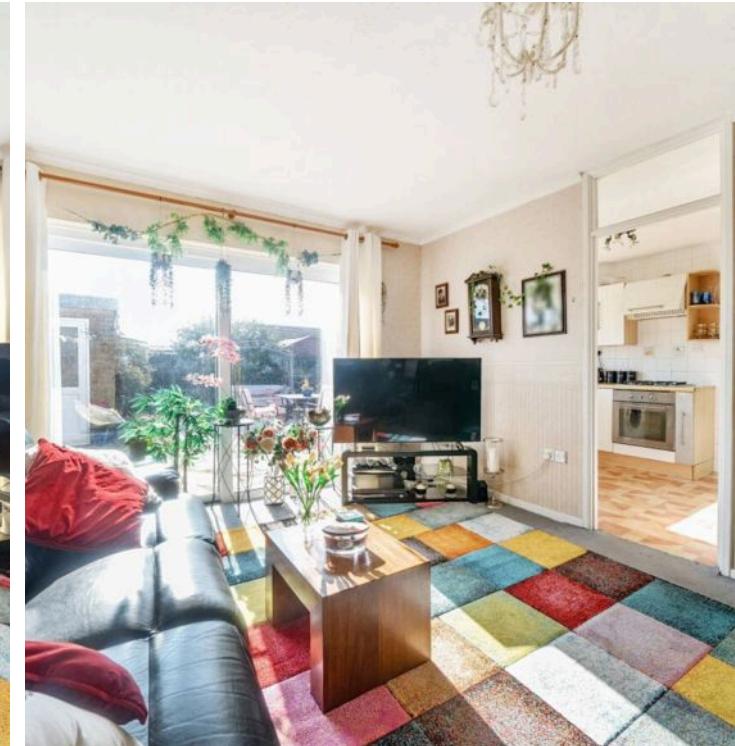
Council Tax band: C

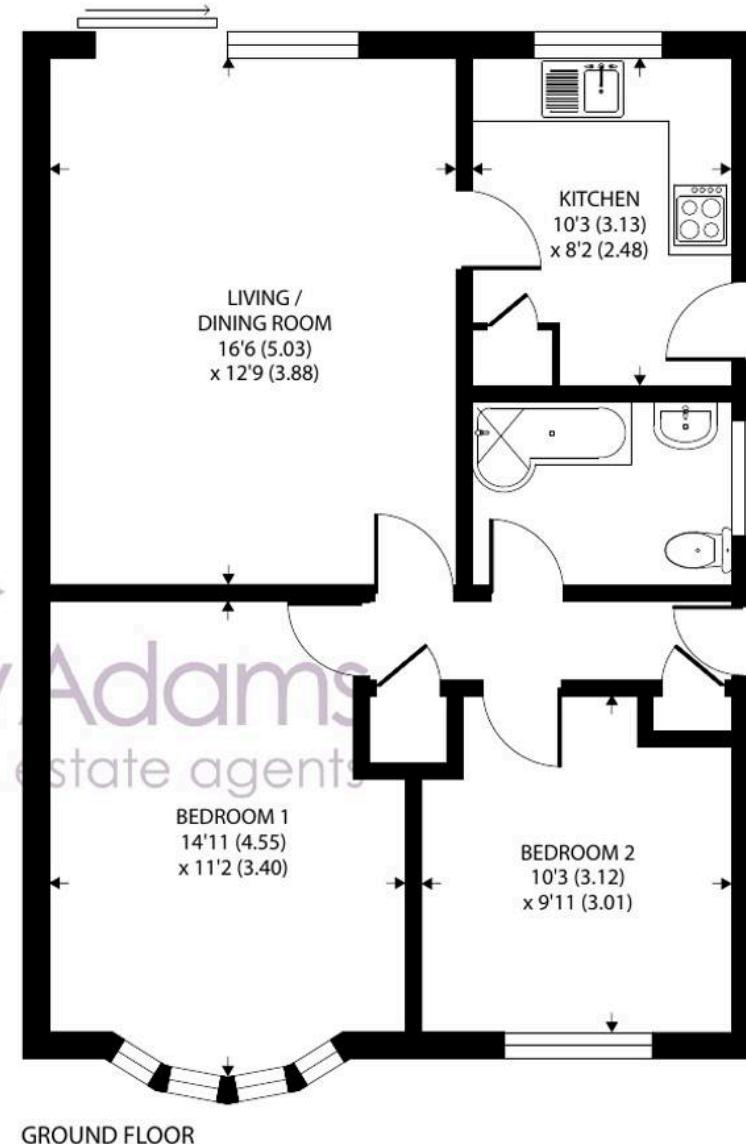
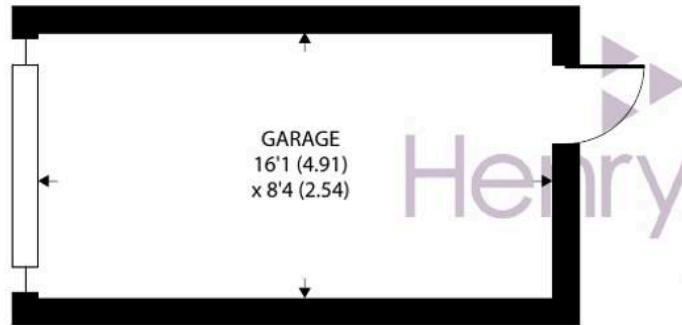
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two Bedroom Detached Bungalow
- Living/Dining Room
- Patio Rear Garden
- Gardens Front and Rear
- Separate Garage





Approximate Area = 658 sq ft / 61.1 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 792 sq ft / 73.5 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