



**36 Gainsborough Drive, Selsey, PO20 0EW**

Guide Price **£420,000** Freehold

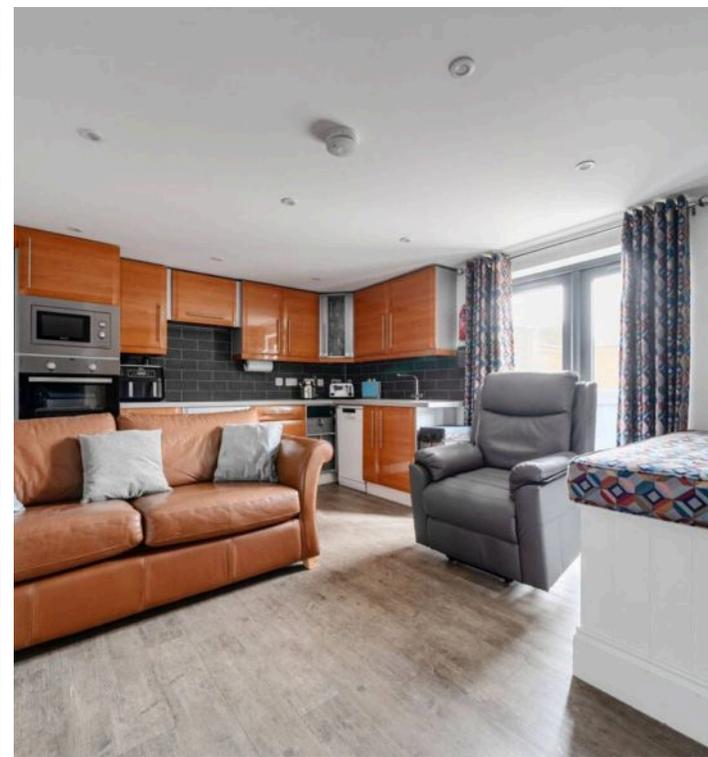
## 36 Gainsborough Drive

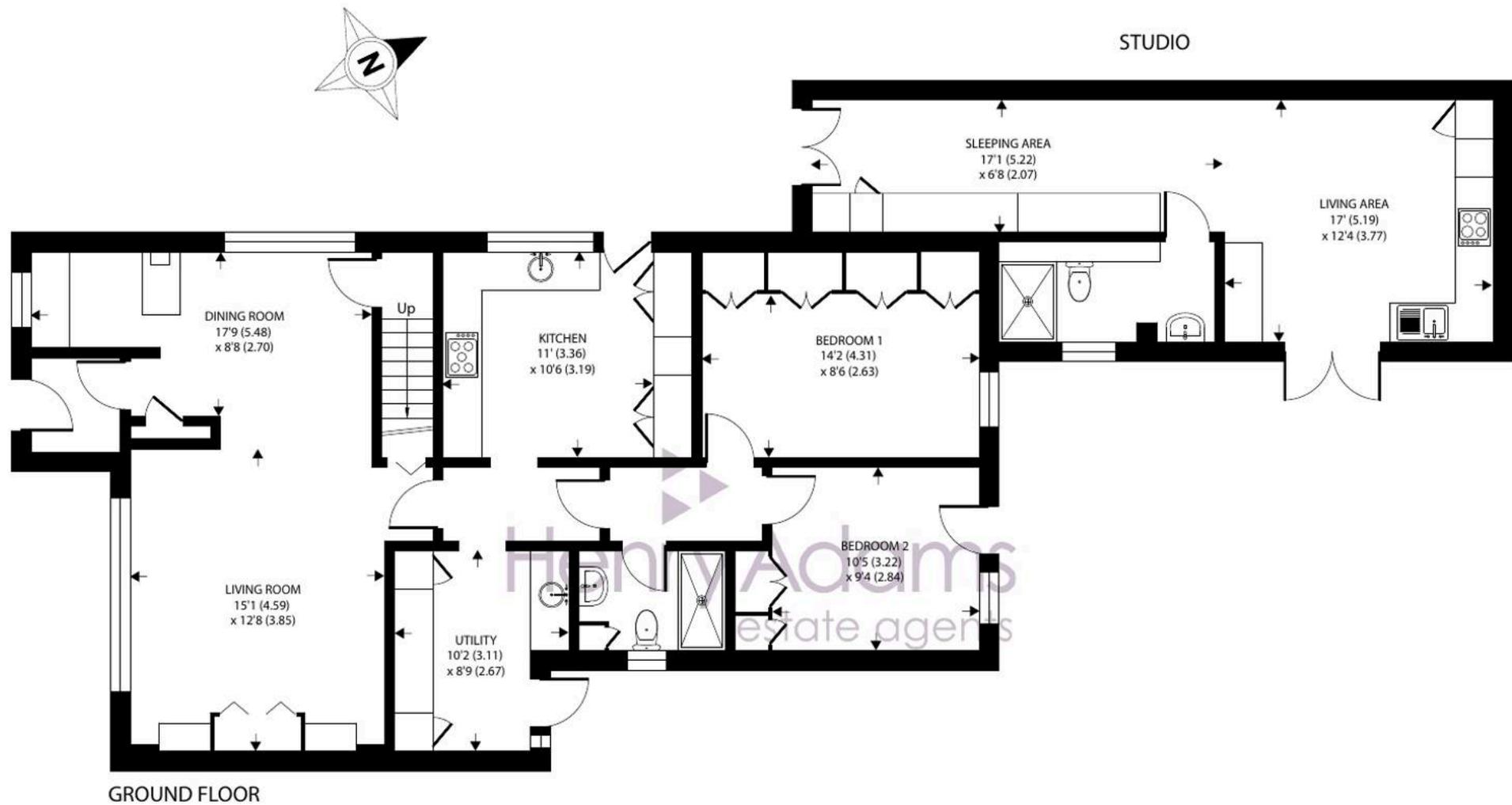
Selsey, Chichester

This beautifully presented semi detached bungalow offers a deceptively spacious layout, blending style and practicality throughout. The property has undergone a comprehensive refurbishment since 2020, ensuring a modern finish in every room. The generous living accommodation includes distinct living and dining areas, complemented by a bespoke built in media centre with ample cupboards and shelving for storage. The kitchen is fitted with integrated appliances, while a separate utility room adds further convenience. Both double bedrooms feature Sharps built in wardrobes, providing excellent storage solutions. A versatile home studio, currently used as guest accommodation, offers flexibility for a variety of uses such as a home office, hobby room or somewhere for the family to stay. The property is ideally situated close to local shops, the beach, and a convenient bus route, making it an excellent choice for those seeking both comfort and accessibility.

Council Tax band: D - £2,411.46

EPC Energy Efficiency Rating: D





Approximate Area = 1035 sq ft / 96.1 sq m  
 Outbuilding = 375 sq ft / 34.8 sq m  
 Total = 1410 sq ft / 130.9 sq m

For identification only - Not to scale





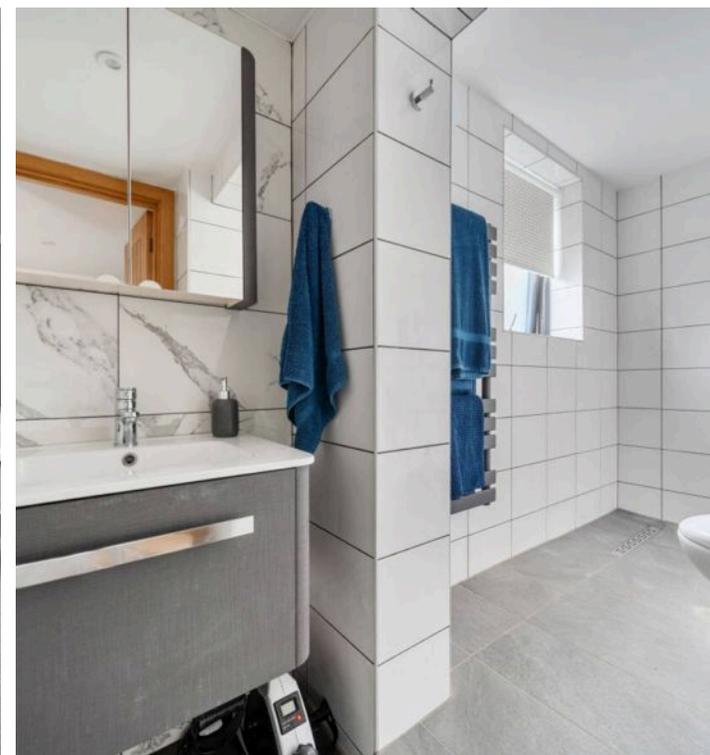
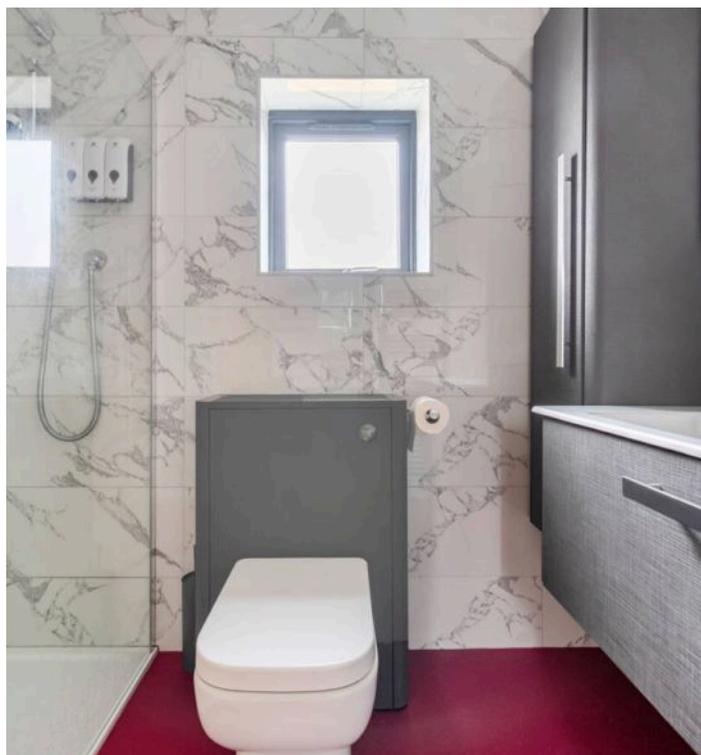
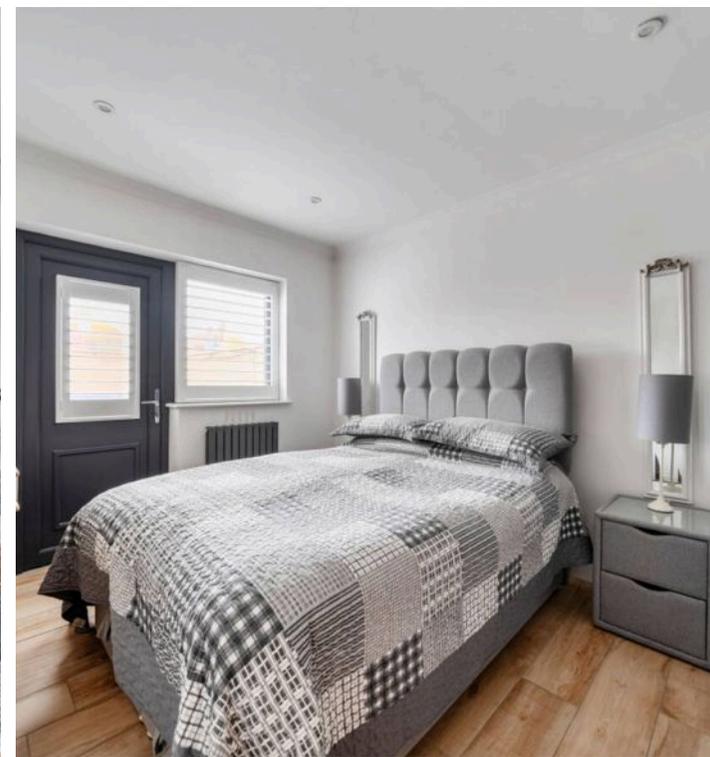


# 36 Gainsborough Drive

Selsey, Chichester

The outside space has been thoughtfully designed for both enjoyment and low maintenance. The front garden is laid to lawn with a charming flower border, creating a welcoming first impression. To the rear, the area is laid to paving for ease of upkeep and features outside taps, external electrical sockets, and contemporary fencing with integrated lighting, enhancing both security and ambience. A side area is finished in matching resin with block paved edges and includes a wooden shed for storage, as well as doors providing direct access to both the kitchen and the studio. The driveway is also laid to resin with attractive brick block edging, offering off road parking for several cars and additional external power points. Gates provide access to a side area and a dedicated bin store, ensuring practicality and neat organisation. This well planned outside space perfectly complements the high standard of the interior, making this bungalow an outstanding opportunity for those seeking a move in ready home in a desirable location.

- Beautifully presented semi detached bungalow
- Deceptively spacious living accommodation with both living & dining areas and made to measure shutters
- Two double bedrooms with Sharps built in wardrobes and made to measure shutters
- Kitchen with integrated appliances and separate utility room
- Home studio currently used as guest accommodation
- 'No holds barred' full refurbishment since 2020
- Resin laid driveway with parking for several cars
- Close proximity to the shops, beach and bus route





## 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.