



39 Broad View, Selsey, PO20 0SU

Guide Price **£280,000** Freehold

39 Broad View

Selsey, Chichester

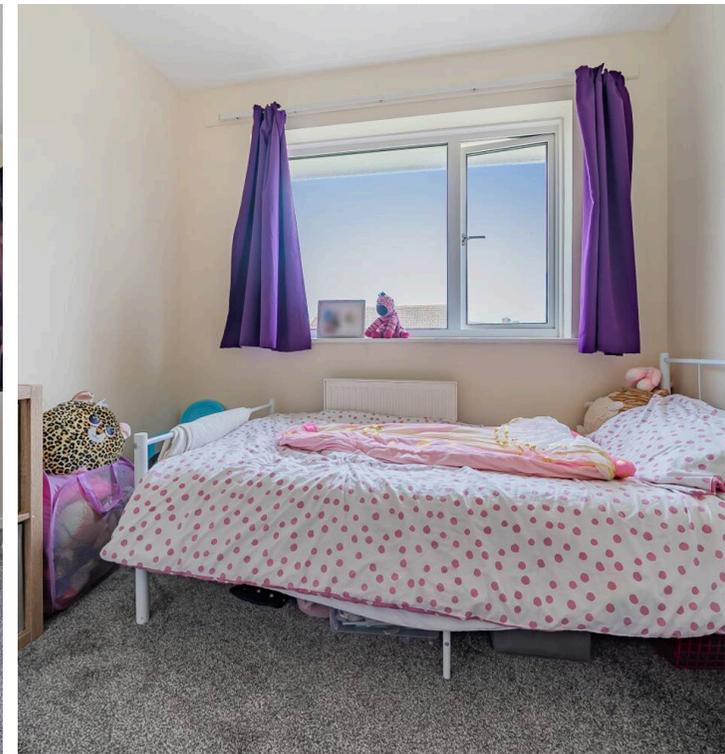
Situated in a desirable location close to the sea front, this semi-detached bungalow offers the opportunity for those seeking an opportunity to make a home their own. Boasting two bedrooms, the property has had a new kitchen fitted since April 2023, offering a sleek and modern design. The wet room adds convenience and accessibility for residents, making it an ideal choice for those seeking ease of living. Off-road parking adds practicality to the home, ensuring convenience for vehicles. The southerly facing garden provides a sunny retreat, perfect for relaxing or entertaining friends and family on warm summer days.

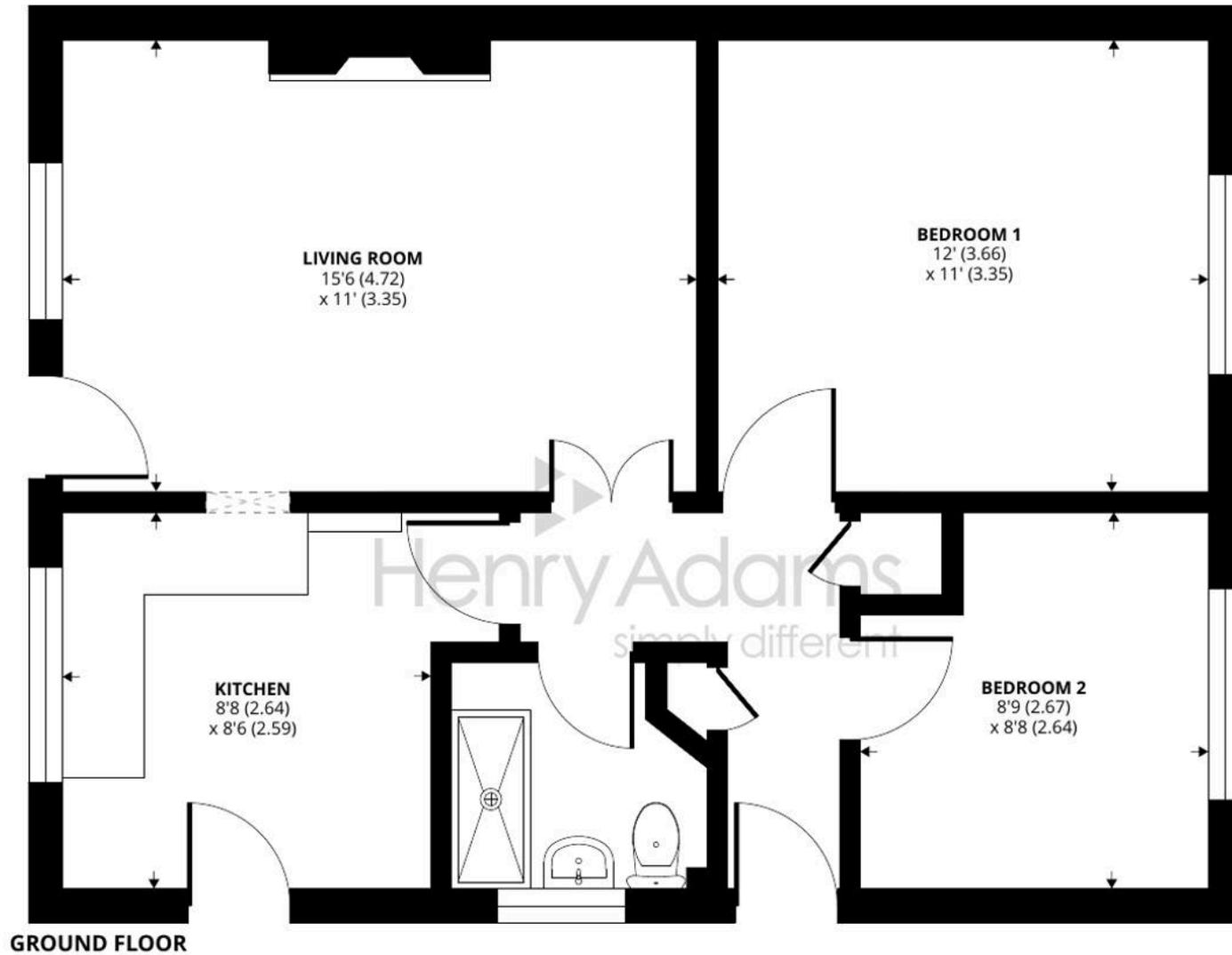
Outside, the property offers a garden space, laid to lawn, providing a serene environment. The rear garden is divided into a split-level layout, with the upper section featuring paving and hardstanding ideal for outdoor seating areas, offering a great space for alfresco dining or enjoying the sunshine. Steps lead down to the lower section of the garden, laid to lawn, providing a green oasis for planting or recreation. Currently overlaid with paving, the driveway may require some modifications for use, ensuring the flexibility for the new owners to tailor the space to their needs.

Council Tax band: C - £2243.91

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Approximate Area = 579 sq ft / 54 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Henry Adams. REF: 921788





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