



66 East Street, Selsey, PO20 0BS

Guide Price £325,000 Freehold

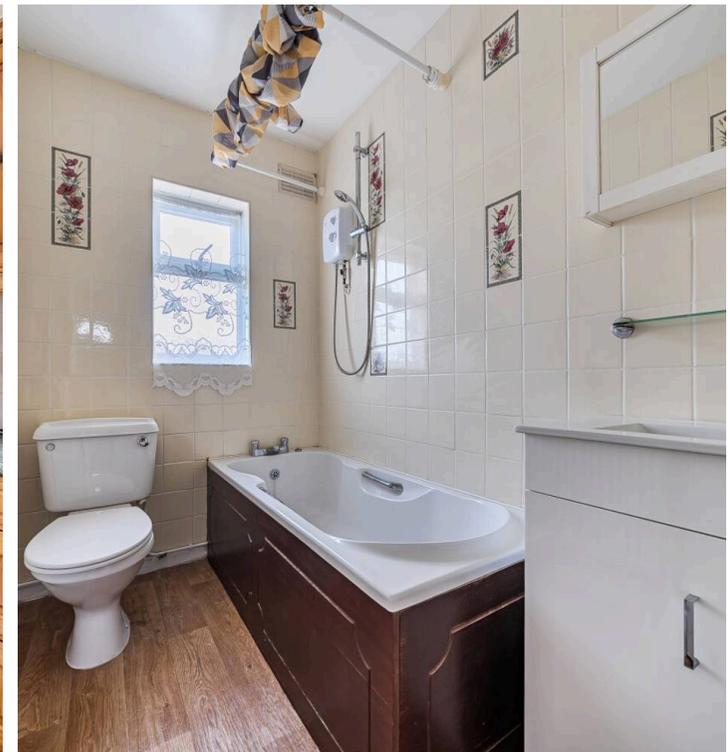
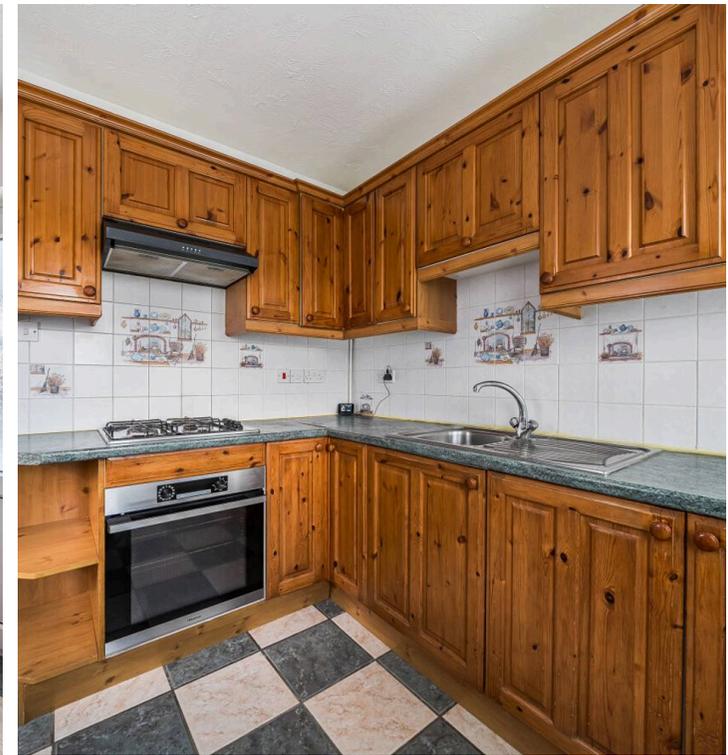
# 66 East Street

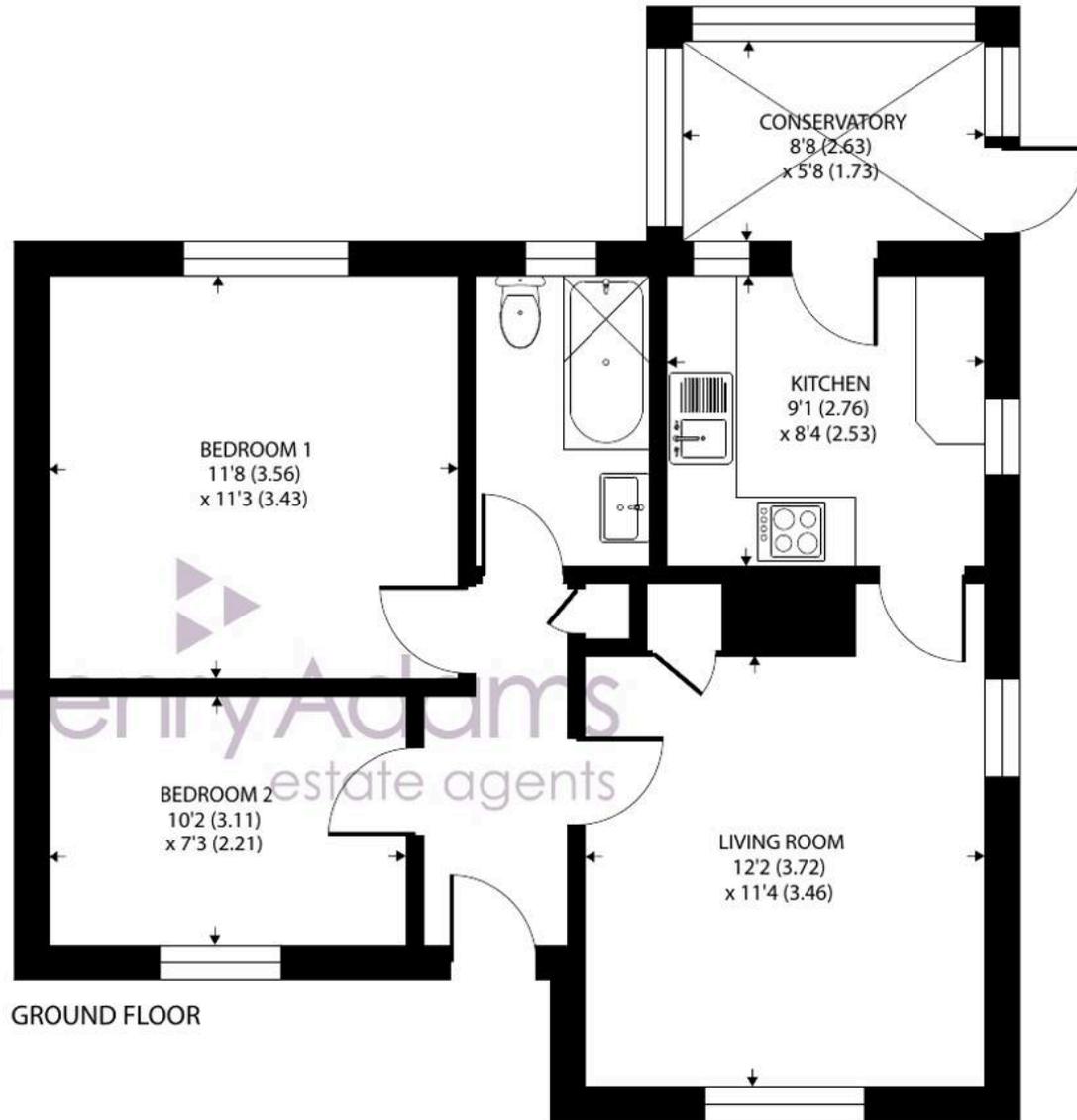
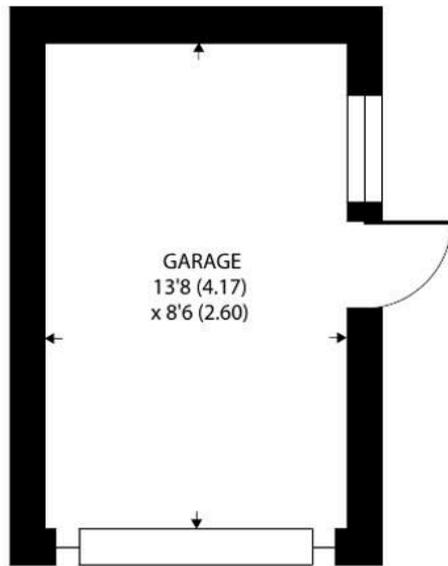
Selsey, Chichester

Offered to the market for the 1st time in around 20yrs this detached bungalow, offering an excellent opportunity for buyers seeking convenience in a highly accessible location, situated just a short distance from the high street with its range of shops, cafes, and amenities. The property features two double bedrooms, both of which provide space for furnishings and storage.

The living room is perfect for relaxing or entertaining, benefitting from natural light that creates a warm and cosy atmosphere. Adjacent to the living room, there is a kitchen offering a range of fitted units and worktop space suitable for every-day meal preparation. A conservatory to the rear of the kitchen provides a versatile area that can be enjoyed, whether as a reading nook, or utility space. The bungalow also boasts a south-facing garden which wraps around onto the wester side ensuring plenty of sunlight and offering an outlook from the main living areas and conservatory.

- Detached bungalow in close proximity to the high street
- Two double bedrooms
- Living room & kitchen
- Conservatory
- South Facing Garden
- Driveway And Garage
- No onward chain
- On a bus route for ease of transport links
- Primary & secondary schools within close proximity





Approximate Area = 609 sq ft / 56.5 sq m  
Garage = 117 sq ft / 10.8 sq m  
Total = 726 sq ft / 67.3 sq m

For identification only - Not to scale





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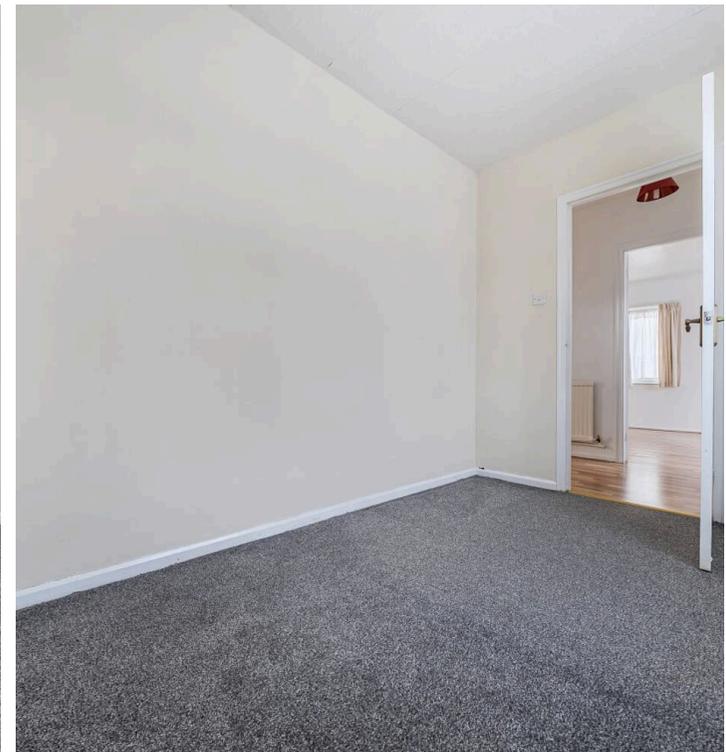
Selsey, Chichester

Practicality is further enhanced by the inclusion of a private driveway and a garage, which together provide off-street parking and valuable storage options. The property is offered with no onward chain, streamlining the purchase process and making it an appealing choice for those looking to move quickly. For added convenience, the bungalow is situated in close proximity to both primary & secondary schools along with being on a bus route, providing excellent transport links to surrounding areas and making it particularly suitable for those who value easy access to public transport. This property represents an ideal opportunity for downsizers, professionals, or anyone seeking single-level living close to local amenities.

Council Tax band: C - £2243.91

Tenure: Freehold

EPC Energy Efficiency Rating: D





## 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.