



41 Chichester Way, Selsey, PO20 0PJ

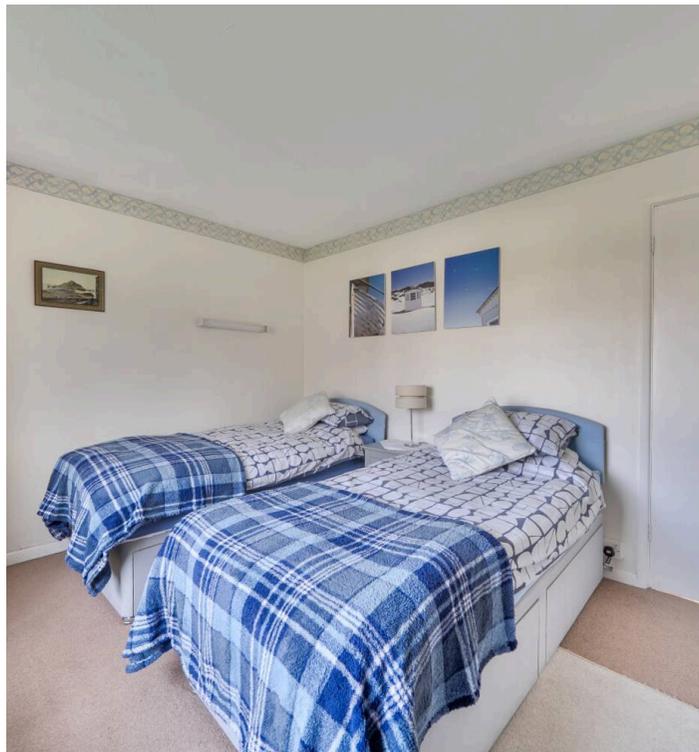
Guide Price £345,000 Freehold

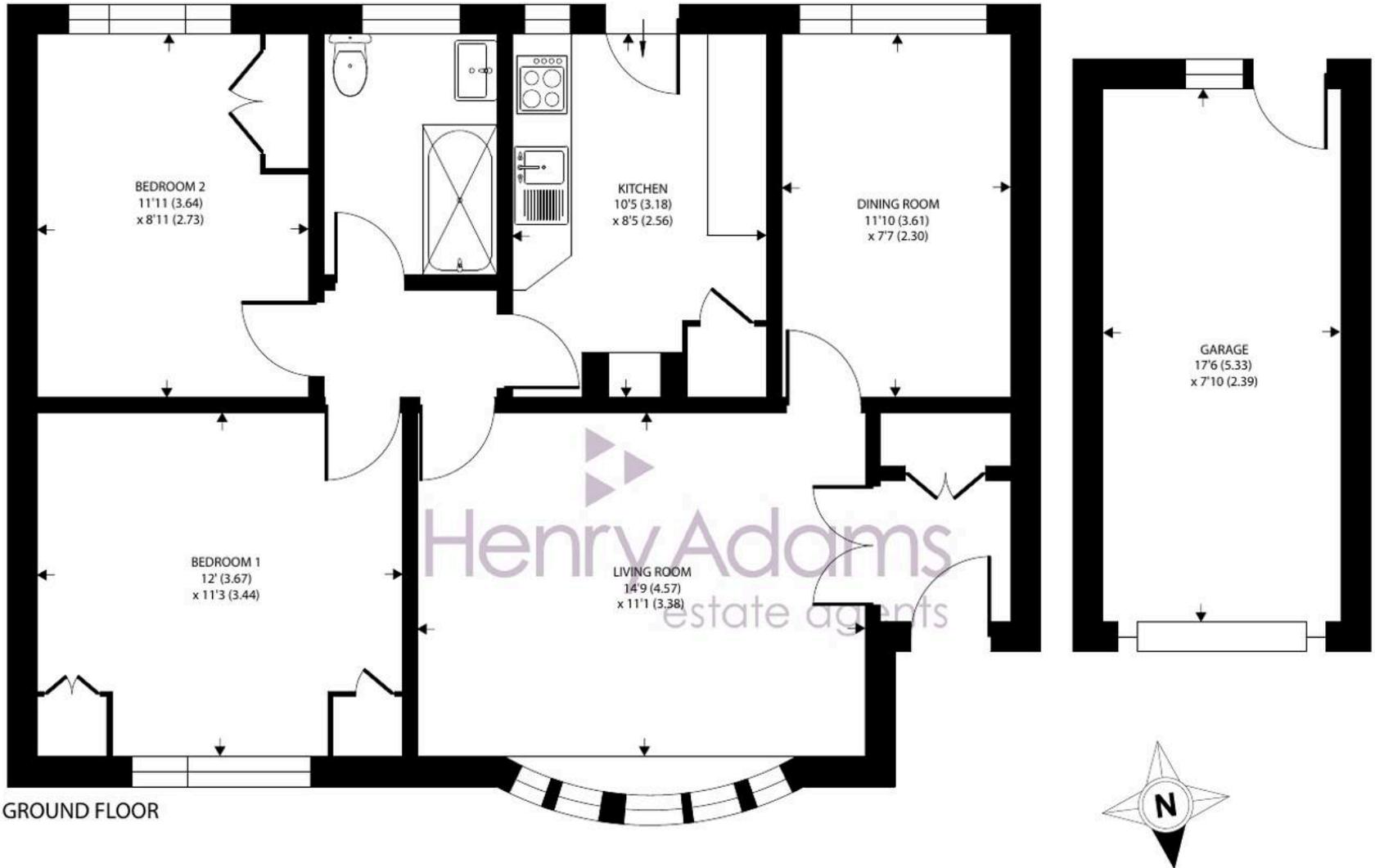
41 Chichester Way

Selsey, Chichester

This well-presented detached bungalow is ideally situated just 300 metres from the beach in a sought-after location on the eastern side of Selsey. The property offers versatile living accommodation, currently arranged as two double bedrooms, a living room, and a separate dining room (which could be adapted to create a third bedroom if required). The modern kitchen is fitted with a range of contemporary units and provides direct access to the rear garden, making it perfect for both every-day living and entertaining. The property offers scope to create a kitchen breakfast room by combining both the kitchen and dining room (subject to the necessary consents). Additional features include a private driveway providing off-road parking for two to three cars (size dependant) and a detached single garage, ideal for secure parking or additional storage.

- Detached bungalow located within 300m of the beach
- Popular location on the Eastern side of Selsey
- Two double bedrooms
- Living room & dining room (dining room could double up as a 3rd bedroom)
- Modern kitchen with direct access to the garden
- Driveway & detached single garage
- South Facing Rear Garden
- No onward chain





GROUND FLOOR

Approximate Area = 748 sq ft / 69.4 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 885 sq ft / 82.1 sq m

For identification only - Not to scale



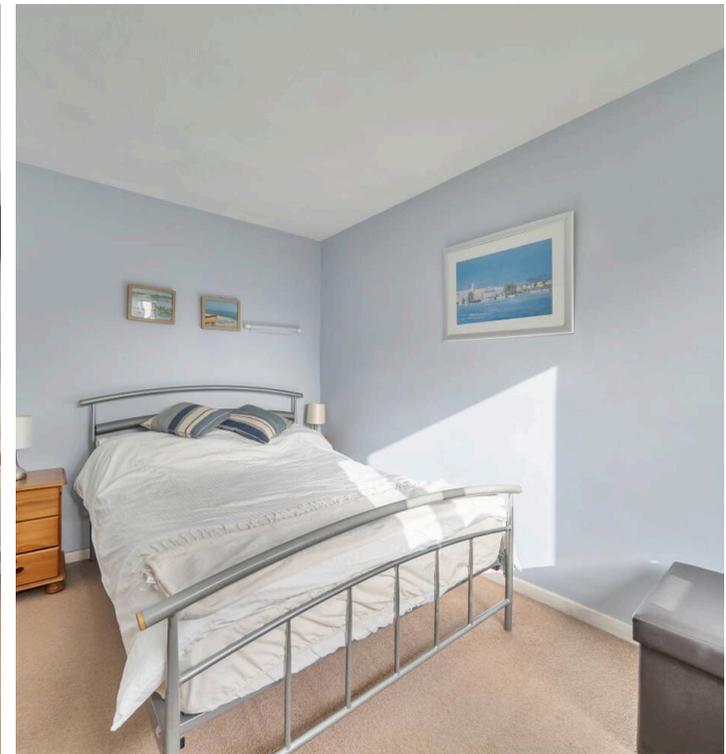


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The outside space is thoughtfully designed to complement the home, with the front garden laid to lawn and bordered with flower beds. Side access leads to the south-facing rear garden, which is also laid to lawn and offers a peaceful retreat, ideal for relaxing or enjoying outdoor dining. The detached garage is accessible via an up-and-over door from the driveway, as well as a personal door from the garden, and benefits from both light and power, providing further flexibility for use as a workshop or additional storage. This property combines a fantastic coastal position with practical features and attractive outdoor space, making it a superb choice for those seeking a home by the sea. Council Tax band: D - £2524.40

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.