



51 Roundstone Way, Selsey, PO20 0PH

Guide Price £375,000 Freehold

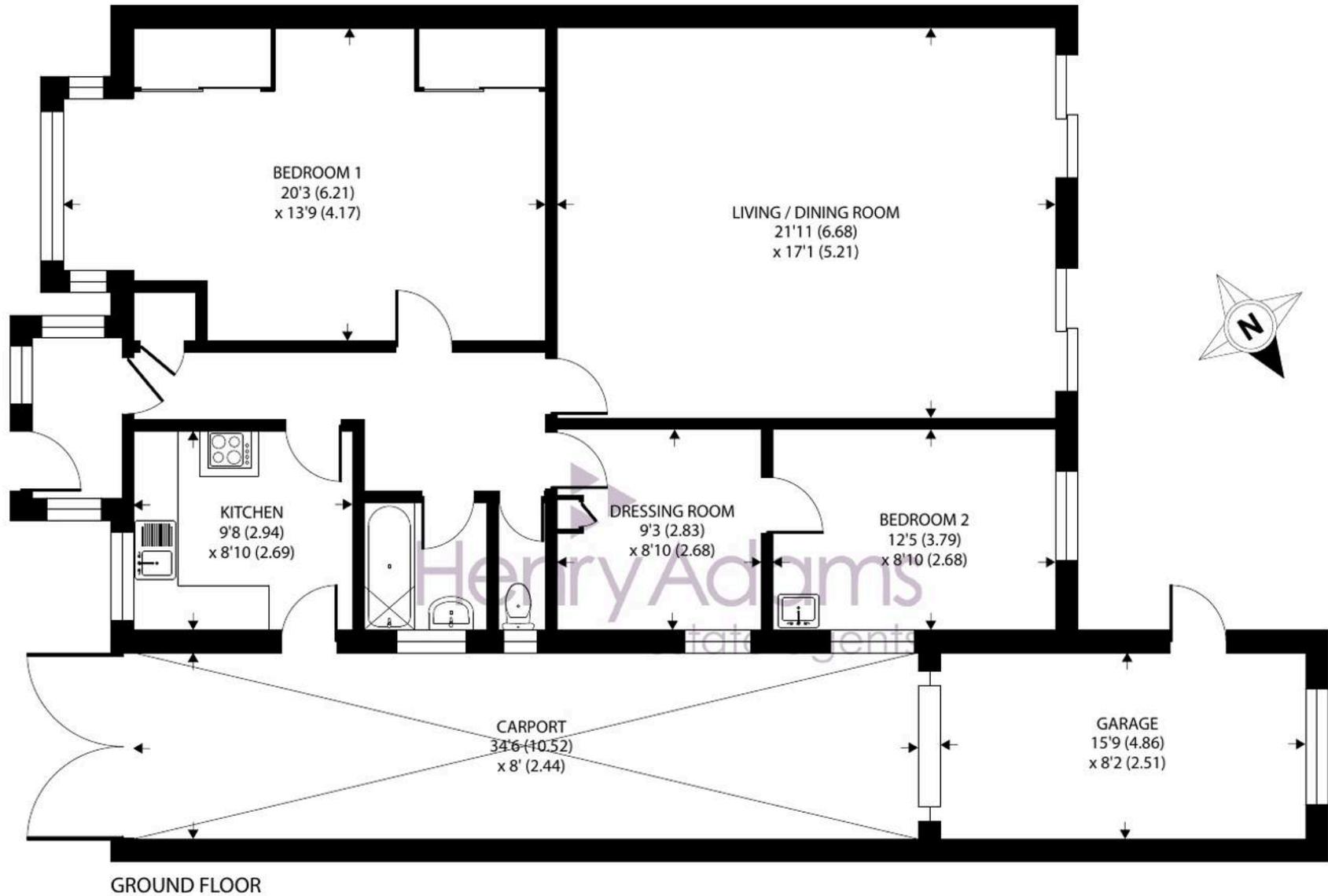
# 51 Roundstone Way

Selsey, Chichester

This deceptively spacious detached bungalow is situated in a quiet cul-de-sac, offering a superb blend of comfort, practicality, and versatility for a range of buyers. Upon entering, you are greeted by a hallway that leads to the heart of the home, a near 22ft by 17ft living room. This impressive space is ideal for both relaxing and entertaining, with ample room for a variety of seating and dining arrangements, and benefits from direct access to the garden, allowing natural light to flood the room.

The remaining accommodation comprises of a kitchen, bathroom with separate w/c and two double bedrooms, each thoughtfully designed to maximise comfort and storage. The main bedroom measures an impressive 18ft by 13ft and features twin built-in wardrobes. The second bedroom is enhanced by a separate dressing room (perfect for use as a walk-in wardrobe or private study/home office), providing additional flexibility to suit your lifestyle.





Approximate Area = 1129 sq ft / 104.8 sq m (excludes lean to)

Garage = 131 sq ft / 12.1 sq m

Total = 1260 sq ft / 116.9 sq m

For identification only - Not to scale





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Outside, the property boasts a generous driveway to the front, with space for multiple vehicles, making it ideal for those with guests or several cars. The driveway extends alongside the bungalow behind double wooden gates and is covered by a car port, leading directly to a garage (providing excellent storage or workshop space). The property is offered with no onward chain. With its generous proportions, close proximity to shops and cul-de-sac location, this bungalow presents an opportunity to secure a spacious home.

Council Tax band: D - £2,524.40

EPC Energy Efficiency Rating: C

- Deceptively spacious detached bungalow in cul-de-sac location
- Two double bedrooms, one with separate dressing room
- Nr 22ft x 17ft living room with direct access to the garden
- Kitchen
- 18 x 13ft main bedroom with built in wardrobes
- Driveway with space for multiple cars
- Additional driveway behind double wooden gates, covered by car port and leads to a garage
- Low maintenance outside spaces
- No onward chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 



## 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.