



**9 Bonnar Road, Selsey**

Guide Price **£450,000** Freehold

# 9 Bonnar Road

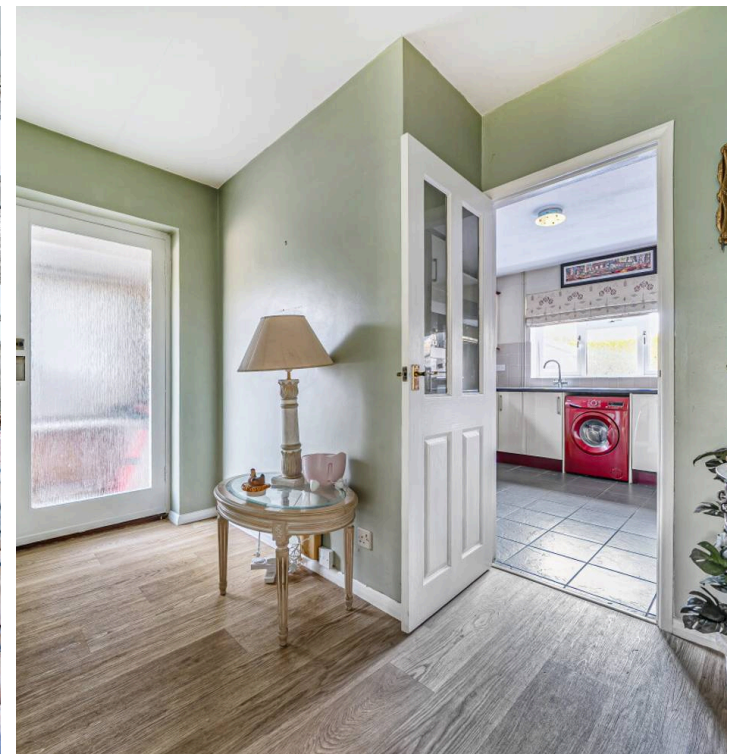
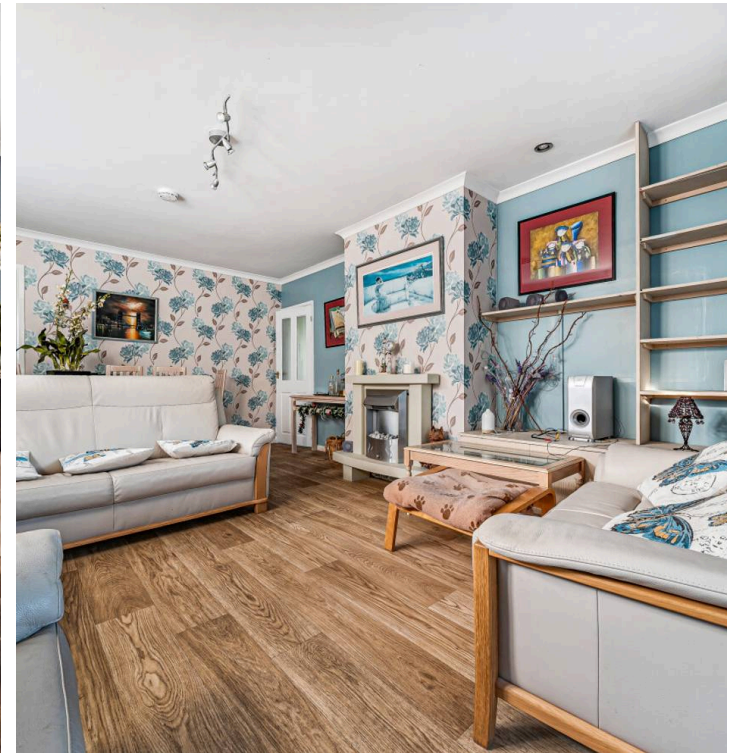
Selsey, Chichester

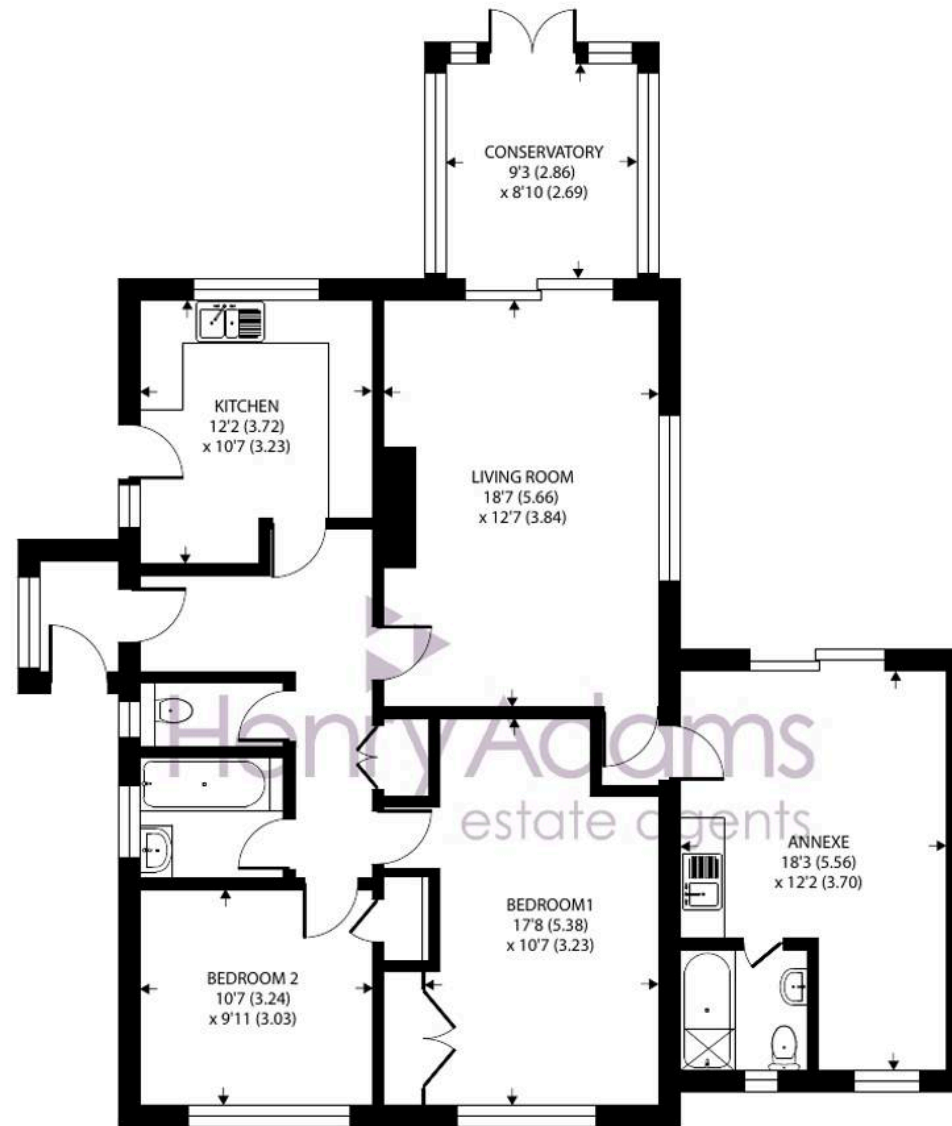
Situated in a desirable location on the western side of Selsey, this detached bungalow offers versatile accommodation, ideal for those seeking single-level living with the added benefit of a self-contained studio annexe. The main residence features two double bedrooms, a living room with conservatory that provides an inviting space to relax and enjoy garden views throughout the year. The kitchen breakfast room is fitted with integrated appliances, offering both practicality and style for every-day dining. There is a separate bathroom and W/C, ensuring convenience for family and guests. The studio annexe, complete with its own bathroom, provides a flexible space suitable for guests, a home office, or independent family members. Offered with no onward chain, this property presents an excellent opportunity for buyers looking to move swiftly (subject to the necessary legal works)

The outside space features an enclosed easterly facing rear garden that offers privacy and a tranquil setting to enjoy morning sunshine or al fresco dining. The garden provides ample space for gardening enthusiasts or those who enjoy outdoor entertaining. To the front of the property, a low maintenance garden and off road parking is provided, ensuring ease of access and convenience. The combination of outdoor areas and practical parking solutions enhances the overall appeal of this delightful bungalow, making it a must-see for buyers seeking comfort, space, and flexibility in a sought-after Selsey location.

Council Tax : D - £2524.40, EPC Rating: D

- Detached bungalow with studio annexe
- Two double bedrooms
- Living room & conservatory





GROUND FLOOR

Approximate Area = 988 sq ft / 91.7 sq m

Annexe = 221 sq ft / 20.5 sq m

Total = 1209 sq ft / 112.2 sq m

For identification only - Not to scale





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Selsey, Chichester

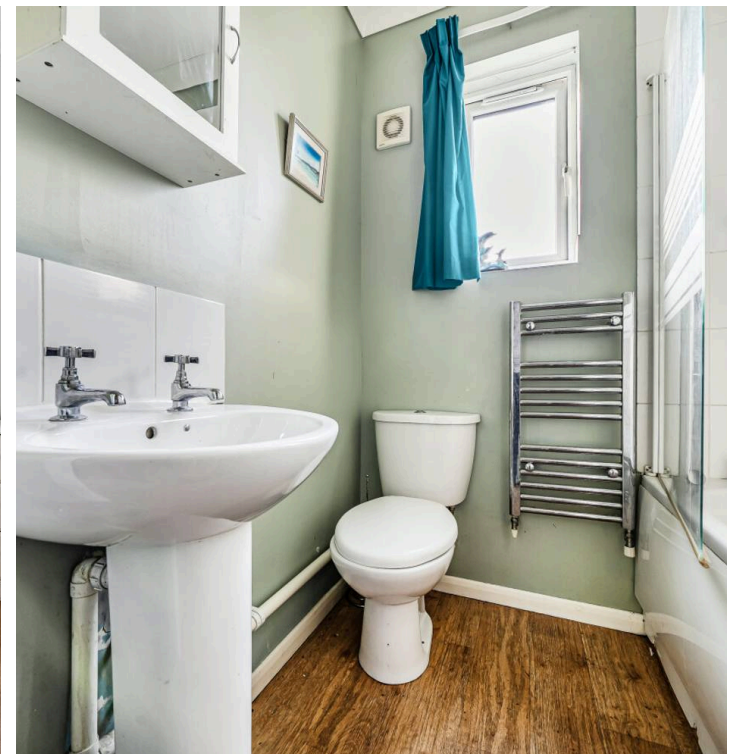
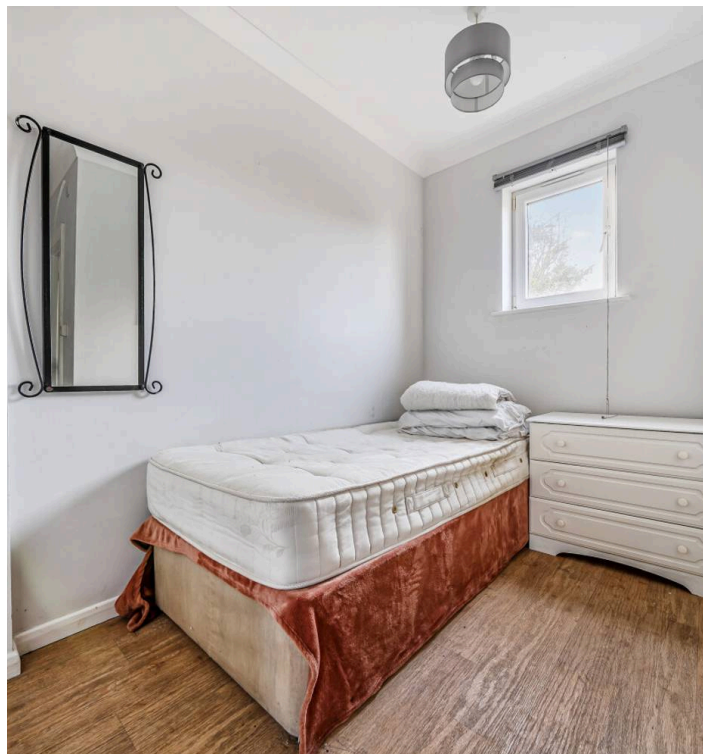
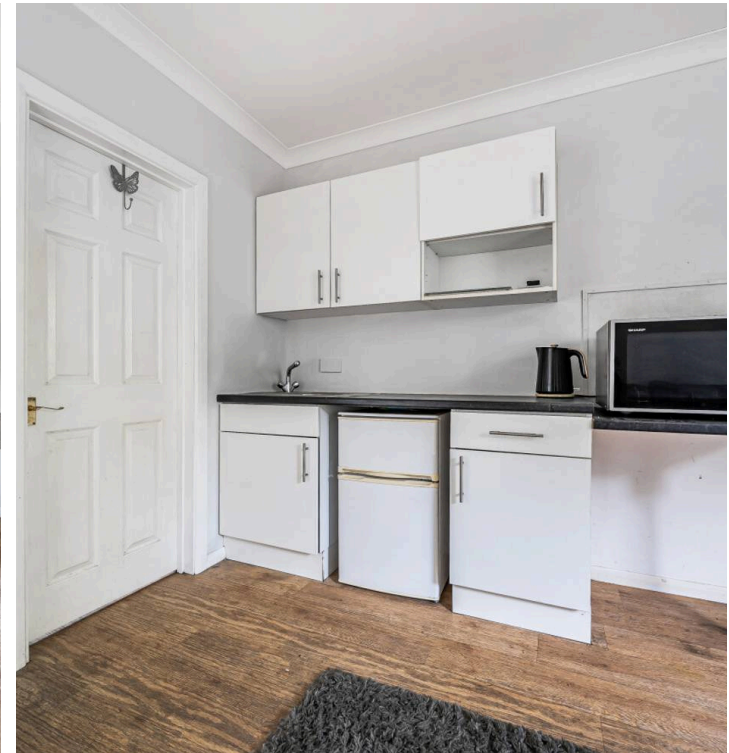
Detached bungalow with two bedrooms, conservatory, kitchen breakfast room, separate bathroom and W/C, self-contained studio annexe, gardens, off-road parking, and no onward chain.

Council Tax band: D - £2524.40 pa

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached bungalow with studio annexe
- Two double bedrooms
- Living room & conservatory
- kitchen breakfast room with integrated appliances
- Studio/Annexe with own bathroom
- Separate bathroom & w/c
- Desirable location on the western side of Selsey
- Enclosed easterly facing rear garden
- Off road parking
- No onward chain





## Henry Adams - Selsey

Henry Adams LLP, 122 High Street, Selsey - PO20 0QE

01243 606789

[selsey@henryadams.co.uk](mailto:selsey@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.