



## 2 Hubble Close, Selsey

Guide Price £450,000 Freehold

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Selsey, Chichester

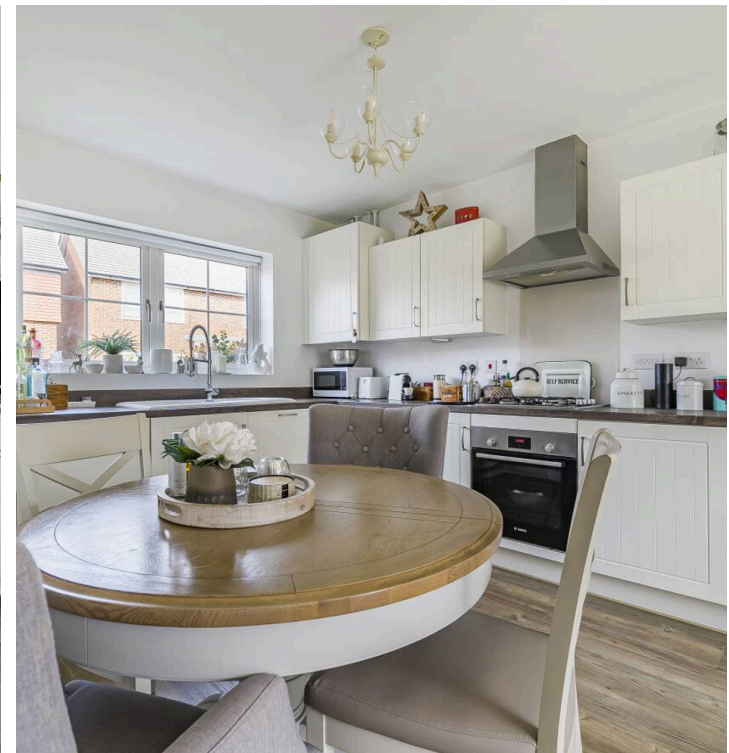
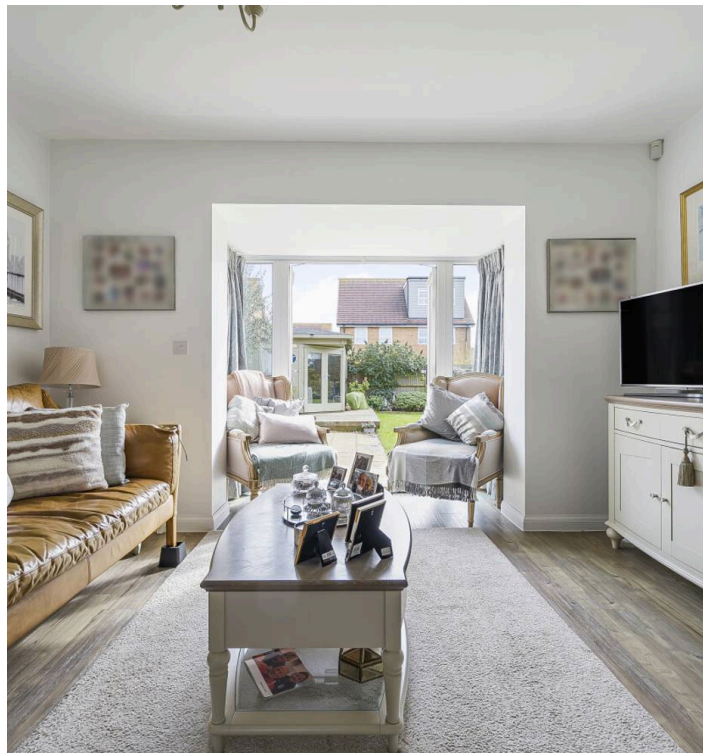
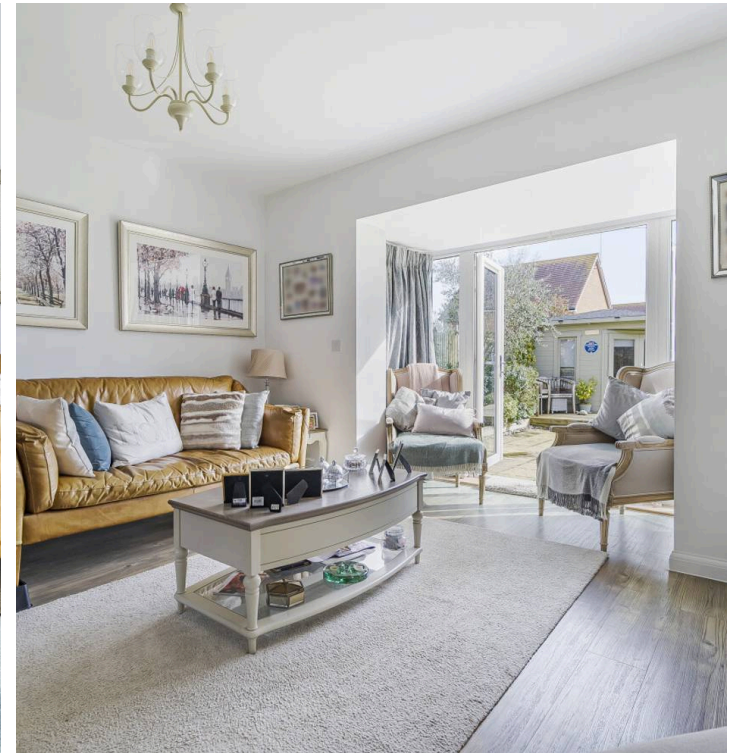
Nestled in the sought-after East Beach Walk development, this beautifully presented detached bungalow offers a rare opportunity to acquire a modern and stylish residence within 600 metres of the beach. Boasting three bedrooms and thoughtfully designed living spaces, this property represents a perfect blend of comfort and convenience.

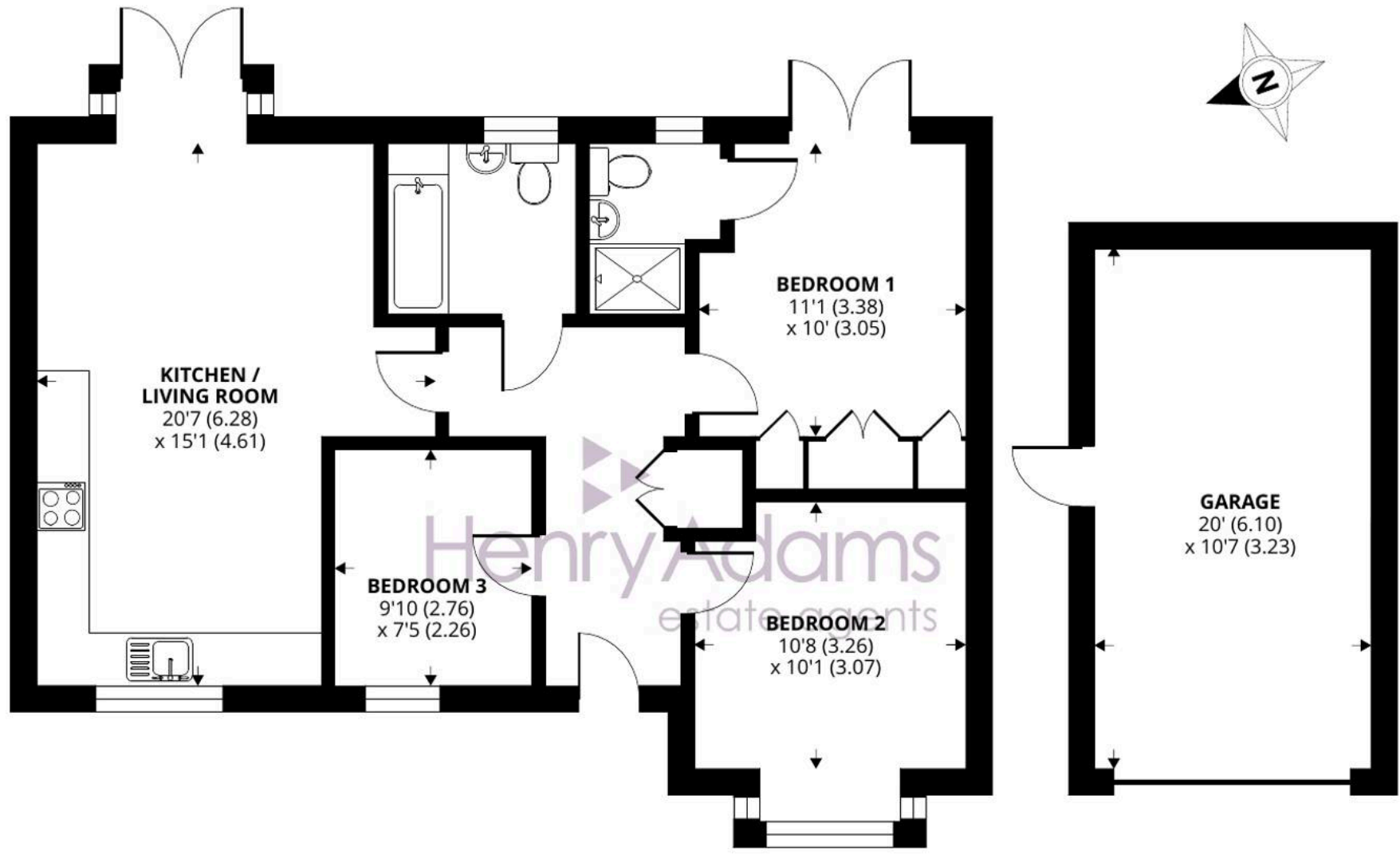
Found accessed off a central hallway is an open plan living room and kitchen area, creating a seamless flow for daily living and entertaining. The kitchen is equipped with integrated appliances, ensuring both functionality and style. This space also benefits from direct access to the rear garden, allowing for an effortless indoor-outdoor lifestyle.

The main bedroom features built in wardrobes, direct access in the garden and an en-suite shower room, providing a private sanctuary within the home. Additionally, a well-appointed family bathroom serves the remaining bedrooms, catering to the needs of all occupants with ease.

Council Tax band: D £2524.40, EPC: B

- Beautifully presented 3 bed detached bungalow
- Open plan living room & kitchen with direct access to the garden
- Kitchen with integrated appliances
- En-suite to the main bedroom & family bathroom
- 49 x 44ft rear garden with wooden summer house
- Driveway & garage
- Remainder of the NHBC warranty





Approximate Area = 783 sq ft / 72.7 sq m  
Garage = 213 sq ft / 19.7 sq m  
Total = 996 sq ft / 92.4 sq m

For identification only - Not to scale





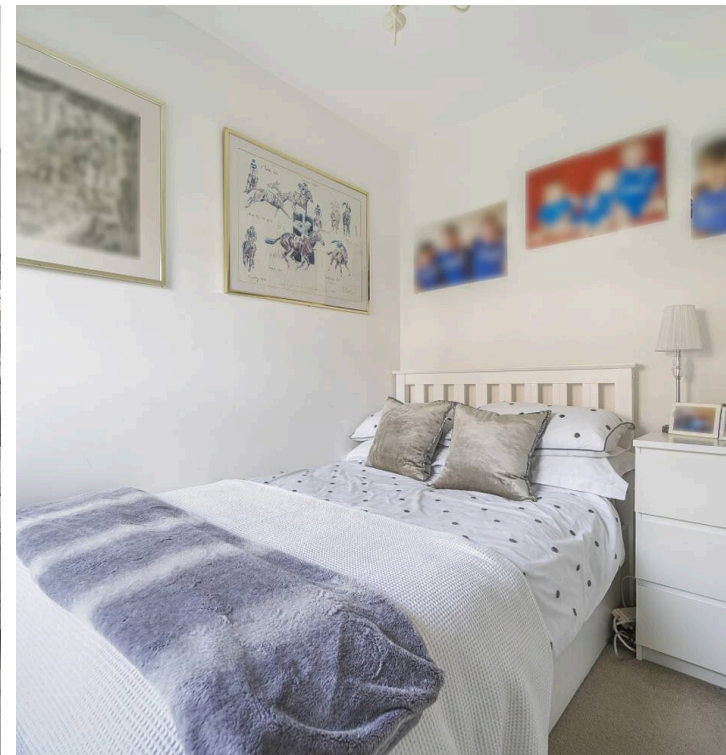
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Stepping outside, the 49 x 44ft rear garden offers a tranquil retreat from the hustle and bustle of every-day life. A generous paved seating area provides ample space for seating and alfresco dining or entertaining along with an area of lawn edged with well kept borders and a timber summer house provides an ideal spot for relaxation to while away the hours. To the front there is a well kept front garden.

For those with vehicles, the property includes a driveway and garage, ensuring ample space for parking and storage. Furthermore, the remainder of the NHBC warranty provides peace of mind, offering protection and support for the new owners. With the beach just a short stroll away, residents can enjoy the coastal lifestyle and picturesque surroundings at their leisure.

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## 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.