



**3 Jodrell Place, Selsey, PO20 0FQ**

Guide Price **£435,000** Freehold

**Henry Adams**  
estate agents

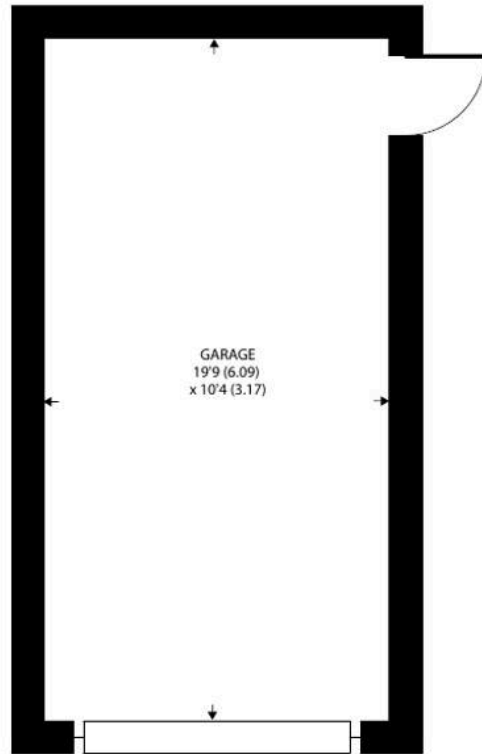
# 3 Jodrell Place

Selsey, Chichester

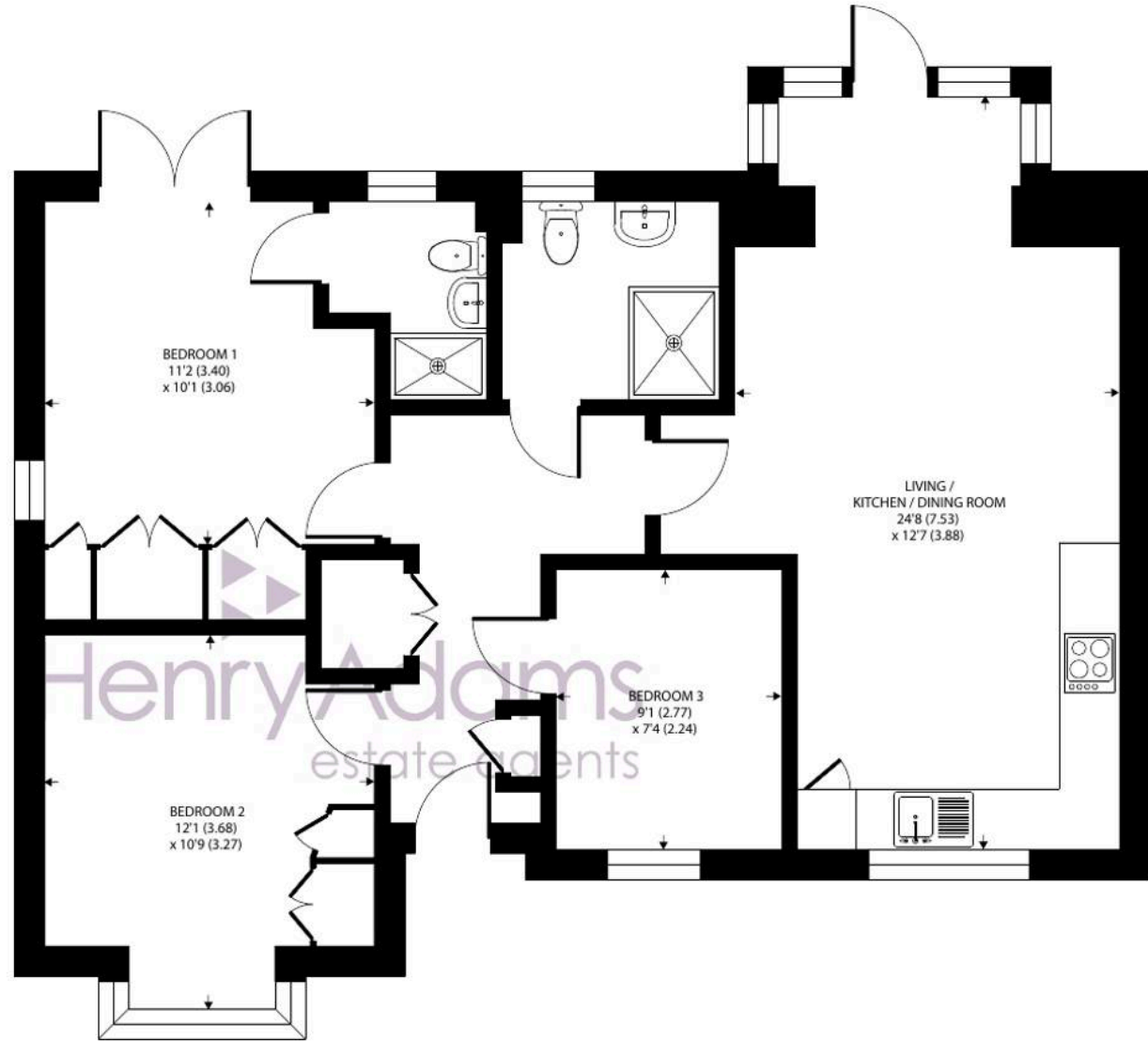
This delightful detached bungalow, built in 2017, offers a rare opportunity to acquire a thoughtfully designed and fully wheelchair accessible home in a sought-after residential location. The property features a spacious open plan living, dining and kitchen area, creating a welcoming environment ideal for both every-day living and entertaining. The modern kitchen is fitted with a range of integrated appliances, providing both style and functionality for the keen home cook. Three bedrooms are offered, including a principal bedroom with an en-suite shower room for added convenience and privacy, along with French doors opening to the rear garden. A separate wet room further enhances the property's suitability for those with mobility needs, ensuring comfort and ease of use throughout. The layout has been carefully planned to allow for smooth wheelchair movement, with wide doorways, level thresholds and seamless transitions between rooms.

- Detached bungalow built in 2017
- Three bedrooms
- Open plan living, dining & kitchen area
- Kitchen with integrated appliances
- Property is fully wheelchair accessible
- En-suite shower room and Separate wet room
- Driveway & garage
- Enclosed and private rear garden with raised paving for wheel chair accessibility





GARAGE  
19'9 (6.09)  
x 10'4 (3.17)



BEDROOM 1  
11'2 (3.40)  
x 10'1 (3.06)

LIVING /  
KITCHEN / DINING ROOM  
24'8 (7.53)  
x 12'7 (3.88)

BEDROOM 3  
9'1 (2.77)  
x 7'4 (2.24)

BEDROOM 2  
12'1 (3.68)  
x 10'9 (3.27)

GROUND FLOOR

Approximate Area = 797 sq ft / 74 sq m  
Garage = 220 sq ft / 20.4 sq m  
Total = 1017 sq ft / 94.4 sq m

For identification only - Not to scale





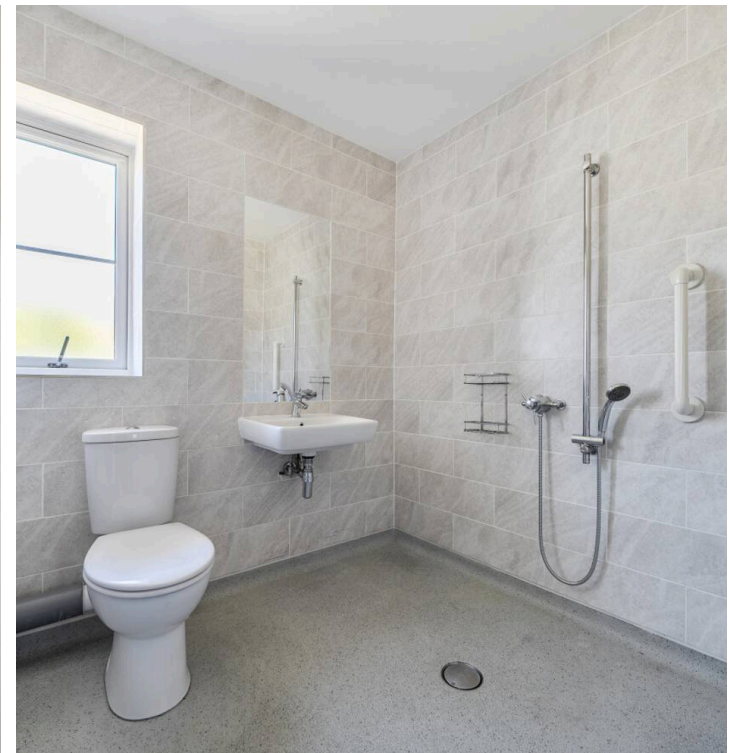
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Additional features include a driveway and a single garage, offering off-road parking and secure storage. The rear aspect of the property benefits from an enclosed and private garden, complete with a raised and generous paved area to ensure full wheelchair accessibility and enjoyment of the outdoor space along with level access from the living room. Modern fixtures and neutral décor throughout provide a blank canvas ready for personalisation, while double glazing and efficient heating contribute to a comfortable and energy-efficient living environment. Whether you are seeking a future-proofed home, downsizing or simply looking for a modern, accessible property, this bungalow presents the perfect opportunity.

Council Tax band: D - £2,524.4

EPC Energy Efficiency Rating: C





## 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.